

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST

THIS INDENTURE made this 10<sup>th</sup> day of April, 2018 by and between PATRICK A. BURKE AND KELLIE V. BURKE, husband and wife,  
Grantors  
both of which whose address is 2842 N. Paulina, Chicago, Illinois 60657  
AND  
PATRICK A. BURKE, as Trustee of the PATRICK A. BURKE TRUST dated February 13, 2018 as to an undivided one-half (1/2) interest and KELLIE V. BURKE, as Trustee of the KELLIE V. BURKE TRUST dated February 13, 2018, as to an undivided one-half (1/2) interest, as tenants in common,  
Grantees,  
both of which whose address is 2842 N. Paulina, Chicago, Illinois 60657



Doc# 1813616028 Fee \$48.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/16/2018 11:16 AM PG: 1 OF 6

WITNESSETH, that said Grantors, in consideration of the sum of Ten and No/100s (\$10.00) dollars; and other good valuable consideration in hand paid does hereby convey and quit-claim unto said Grantees, the following described real estate situated in Cook County, Illinois to-wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF**

Address of Property: 2842 N. Paulina, Chicago, Illinois 60657

Real Estate Tax Identification No.: 14-30-223-136-0000

TO HAVE AND TO HOLD the real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreements set forth.

Full power and authority is hereby granted to said Trustees to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highway or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustees, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence praesenti or in the

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future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to review or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustees, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustees, or any successor in trust, be obliged to see that the terms of each of the trusts have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustees, or be obliged or privileged to inquire into any of the terms of said Trust Agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustees, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trusts created by this Indenture and by said Trust Agreements were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreements or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustees, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of his, her or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Patrick A. Burke nor Kellie V. Burke nor their successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything they or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreements or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such personal liability being hereby expressly waived and released. In addition, said parties shall not incur personal liability for any contract, obligation or indebtedness incurred or entered into in his/her name, as Trustees of an express trust and not individually (and the Trustees shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustees shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

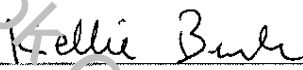
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The interest of each and every beneficiary hereunder and under said Trust Agreements and of all persons claiming under them or any of them shall be only as provided in the Trust Agreements, and such interest is hereby declared to be personal property, and no beneficiary under such Trust Agreements shall have any title or interest, legal or equitable, in or to said real estate, the intention hereof being to vest in said Patrick A. Burke and Kellie V. Burke, as Trustees, the entire legal and equitable title in fee simple, in and to the real estate above described.

And the grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, said Grantors have caused this Deed to be executed the day and year first written above.



  
 \_\_\_\_\_  
 PATRICK A. BURKE

  
 \_\_\_\_\_  
 KELLIE V. BURKE

REAL ESTATE TRANSFER TAX	16-May-2018
	<b>CHICAGO:</b> 0.00
	<b>CTA:</b> 0.00
	<b>TOTAL:</b> 0.00 *

14-30-223-136-0000 | 20180501671057 | 0-727-832-864

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	16-May-2018
	<b>COUNTY:</b> 0.00
	<b>ILLINOIS:</b> 0.00
	<b>TOTAL:</b> 0.00

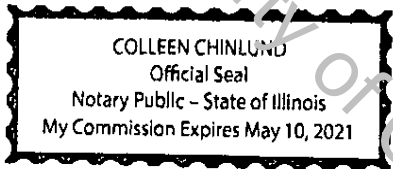
14-30-223-136-0000 | 20180501671057 | 1-917-081-888

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STATE OF ILLINOIS) ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Patrick A. Burke and Kellie V. Burke, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 10 day of April, 2018



*[Signature]*  
\_\_\_\_\_  
Notary Public

My Commission Expires:

May 10 2021

This instrument was prepared by  
and when recorded, return to:  
Colleen Chinlund  
Saul Ewing Arnstein & Lehr LLP  
161 North Clark Street  
42<sup>nd</sup> Floor  
Chicago, IL 60601

EXEMPT UNDER PARAGRAPH  
e, SECTION 31-45 OF REAL ESTATE  
TRANSFER TAX ACT

*[Signature]*  
\_\_\_\_\_  
Grantor, Grantee or Representative  
Dated: April 10, 2018

Name and Address of Taxpayer:

Patrick A. Burke and  
Kellie V. Burke  
2842 N. Paulina  
Chicago, Illinois 60657

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EXHIBIT A

LOT 1 IN PAULINA HOMES SUBDIVISION BEING A SUBDIVISION OF PART OF THE WEST  $\frac{3}{4}$  (EXCEPT THE EAST 33 FEET THEREOF) OF THE SOUTH  $\frac{1}{2}$  OF THE SOUTH  $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 29, 2001 AS DOCUMENT 0010578334, IN COOK COUNTY, ILLINOIS

COOK COUNTY  
RECORDER OF DEEDS

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 4/16, 2018  
Signature: Robin Carlucci (Grantor or Agent)

Subscribed and sworn to before me by the

said ROBIN CARLUCCI  
this 16<sup>th</sup> day of April  
20 18.

Veronica M. Gillis (Notary Public)



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 4/16, 2018  
Signature: Robin Carlucci (Grantee or Agent)

Subscribed and sworn to before me by the

said ROBIN CARLUCCI  
this 16<sup>th</sup> day of April  
20 18.

Veronica M. Gillis (Notary Public)



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]