

UNOFFICIAL COPY

QUIT CLAIM DEED

The **GRANTOR, MARIANA HANSON**, widowed and not yet remarried, of 617 North Forest Avenue, Mount Prospect, IL 60056, for and in consideration of TEN and NO/100 (\$10.00) and other good and valuable considerations in hand paid, **CONVEYS** and **QUIT CLAIMS** unto the Grantees, **MARIANA HANSON**, of 617 North Forest Avenue, Mount Prospect, IL 60056, as Trustees of **THE MARIANA HANSON DECLARATION OF TRUST** dated October 7, 2018 described Real Estate situated in the County of Cook, State of Illinois to wit:

See Legal Attached

P.I.N. #: 06-24-102-034-0000

Address: 820 Post Streamwood, IL 60107

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said Trustee to subdivide and re-subdivide the real estate or any part thereof; to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the 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 the Trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in *praesenti* or *futuro*, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes, or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said Trustee in relation to the real estate, or to whom the real estate or part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be



Doc# 1901822001 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/18/2019 09:15 AM PG: 1 OF 5

Bm

UNOFFICIAL COPY

obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries; (c) that the Trustee 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 its, his, her, or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof as aforesaid.

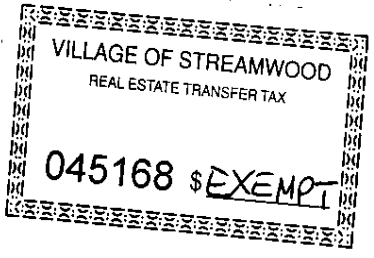
IN WITNESS WHEREOF, the Grantors aforesaid has hereunto set his/her hand and seal this 2nd day of October, 2018.


MARIANA HANSON

This Deed is exempt under the Provisions of Paragraph ____, 35 ILCS 200/31-45, Real Estate Transfer Tax Law

10/2/18
Date


Seller or Representative



UNOFFICIAL COPY

STATE OF ILLINOIS)
COUNTY OF COOK)

The undersigned, a Notary Public, in and for said county, in the state aforesaid, does hereby certify that, **MARIANA HANSON**, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this October 2, 2018

My commission expires on December 12, 2021



Notary Public



Property of Cook County Clerk's Office

**THIS DEED PREPARED BY/
MAIL DEED TO:**
Law Office of Kathleen Meersman Murphy LLC
1100 W. Northwest Highway, #112
Mount Prospect, IL 60056

SEND TAX BILL TO:
Mariana Hanson
617 North Forest Avenue
Mount Prospect, IL 60056

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 1792 IN WOODLAND HEIGHTS, UNIT 4, BEING A SUBDIVISION IN SECTIONS 23 AND 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN RECORDER'S OFFICE JULY 1, 1960, AS DOCUMENT NO. 17908375, IN COOK COUNTY, ILLINOIS.

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 10 | 2 | 2018

SIGNATURE: *Emily Keats*
GRANTOR or AGENT

GRANTOR NOTARY SECTION:

The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

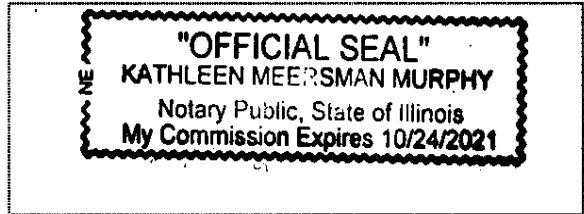
Kathleen Meersman Murphy

By the said (Name of Grantor): *Emily Keats as Agent*

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 2 | 2018

NOTARY SIGNATURE: *Kathleen Meersman Murphy*



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 10 | 2 | 2018

SIGNATURE: *Emily Keats*
GRANTEE or AGENT

GRANTEE NOTARY SECTION:

The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

Kathleen Meersman Murphy

By the said (Name of Grantee): *Emily Keats as Agent*

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 2 | 2018

NOTARY SIGNATURE: *Kathleen Meersman Murphy*



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)