

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST



Doc# 1903916114 Fee \$48.00

NAME OF GRANTEE AND  
SEND SUBSEQUENT TAX  
BILLS TO:

Philip E. May, Trustee  
Jill A. May, Trustee  
235 South Cedar  
Palatine, Illinois 60067

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/08/2019 12:15 PM PG: 1 OF 6

THE GRANTORS, PHILIP E. MAY and JILL A. MAY, husband and wife, of Cook County, Illinois, in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations, convey and quit claim to JILL A. MAY, as TRUSTEE OF THE REVOCABLE TRUST OF JILL A. MAY dated December 7, 2018, and PHILIP E. MAY, as TRUSTEE OF THE REVOCABLE TRUST OF PHILIP E. MAY, dated December 7, 2018, or their successors in trust, as tenants by the entirety, their interest in the fee simple title to the real estate described below:

### LEGAL DESCRIPTION:

LOT 1 IN BLOCK 4 IN R. HOUSTON JR. AND SONS GLEN-TYAN MANOR, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 02-22-214-032

COMMON ADDRESS: 235 South Cedar, Palatine, Illinois 60067

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein in said agreement set forth.

Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to subdivide said property 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 premises 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 trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or

REAL ESTATE TRANSFER TAX

08-Feb-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

02-22-214-032-0000

| 20190201695989

| 0-151-316-896

CCRD REVIEW

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reversion, by leases to commence in present or in future, and upon 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 renew 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 property, 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 an easement appurtenant to said premises or any part thereof; and to deal with said property 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 in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees in relation to said 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 by this Indenture and by said Trust was 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 or in some amendment thereof and binding upon beneficiaries thereunder; (c) that said trustees were 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 or their predecessor in trust.

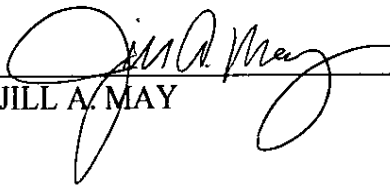
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary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

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

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The grantors have set their hands and seals on January 31, 2019.

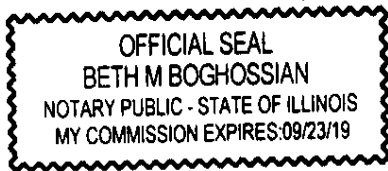
  
\_\_\_\_\_  
PHILIP E. MAY

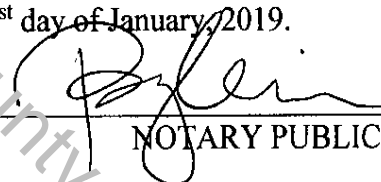
  
\_\_\_\_\_  
JILL A. MAY

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

The undersigned a Notary Public in and for the above County and State, certifies that PHILIP E. MAY and JILL A. MAY, personally known to me to be the same persons whose name has been subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

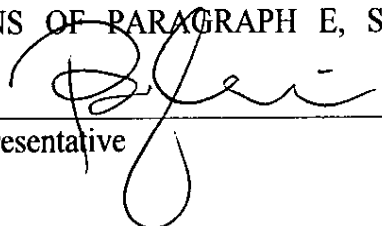
Given under my hand and official seal, this 31<sup>st</sup> day of January, 2019.



  
\_\_\_\_\_  
NOTARY PUBLIC

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX ACT.

1-31-19  
Date


  
\_\_\_\_\_  
Representative

PREPARED BY AND MAIL TO:  
BMB . LAW  
Beth M. Boghossian, Attorney  
132 South Ash Street  
Palatine, Illinois 60067  
773.550.3366

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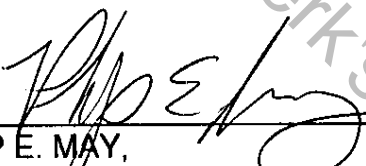
## TRUSTEE ACCEPTANCE OF CONVEYANCE

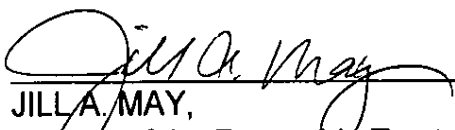
The Grantees, PHILIP E. MAY and JILL A. MAY, as trustees under the provisions of their respective trusts titled the Revocable Trust of Philip E. May and the Revocable Trust of Jill A. May dated the 7<sup>th</sup> day of December, 2018, hereby acknowledge and accept the conveyance of real property located at 235 South Cedar, Palatine, Illinois 60067, by Quit Claim Deed dated January 31, 2019, into the said trusts.

  
\_\_\_\_\_  
PHILIP E. MAY, Grantor

  
\_\_\_\_\_  
JILL A. MAY, Grantor

ACCEPTED BY:

  
\_\_\_\_\_  
PHILIP E. MAY,  
Trustee of the Revocable Trust of Philip E. May

  
\_\_\_\_\_  
JILL A. MAY,  
Trustee of the Revocable Trust of Jill A. May

Property of Cook County Clerk's Office

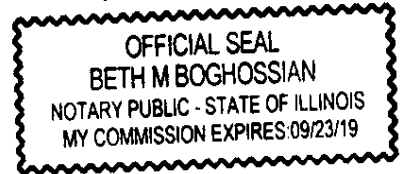
# UNOFFICIAL COPY

## 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 title to real estate under the laws of the State of Illinois.

Dated 1/31/19 Signature: *[Signature]*  
Grantor or Agent

Subscribed and sworn to before me  
by the said *Philip E. May*  
dated 1-31-19

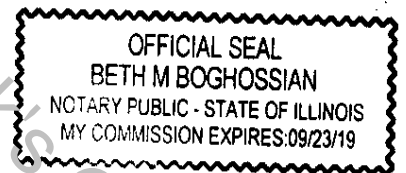


Notary Public *[Signature]*

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 title to real estate under the laws of the State of Illinois.

Dated 1/31/19 Signature: *[Signature]*  
Grantee or Agent

Subscribed and sworn to before me  
by the said *Philip E. May*  
dated 1-31-19



Notary Public *[Signature]*

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**

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## STATEMENT BY GRANTOR AND GRANTEE

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Dated 1/31/19

Signature: *Jelmay*  
Grantor or Agent

Subscribed and sworn to before me by the said Jill A May dated 1-31-19



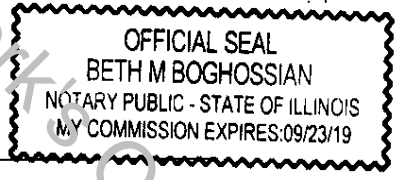
Notary Public *Bogho*

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 title to real estate under the laws of the State of Illinois.

Dated 1/31/19

Signature: *Jelmay*  
Grantee or Agent

Subscribed and sworn to before me by the said Jill A May dated 1-31-19



Notary Public *Bogho*

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