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## QUITCLAIM DEED IN TRUST

Doc#: 1908657088 Fee: \$54.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/27/2019 10:17 AM Pg: 1 of 4

Dec ID 20190301619293  
ST/CO Stamp 0-493-335-968  
City Stamp 0-681-631-136

THIS INDENTURE WITNESSETH that the Grantors, MARK NEWTON and KAREN NEWTON, husband and wife, of 6515 N. Spokane Ave., in the City of Chicago, County of Cook, and State of Illinois, 60646, for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEY and QUITCLAIM unto MARK NEWTON and KAREN L. NEWTON, as Trustees, under the provisions of a Trust Agreement dated June 29, 2006, as amended from time to time, and known as the MARK NEWTON AND KAREN L. NEWTON TRUST AGREEMENT DATED JUNE 29, 2006, (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successors in trust under said declaration of trust, the following described real estate in the County of Cook, and State of Illinois, to wit:

Property Address: 6327 N. Nokomis Ave., Chicago, IL 60646  
Permanent Index Number: 13-04-108-009-0000 (Parcel 1)  
Permanent Index Number: 13-04-108-074-0000 (Parcel 2)

### PARCEL 1:

LOT 6 IN BLAKEY'S SUBDIVISION OF THE SOUTHWEST HALF (EXCEPT SOUTHEAST 4 ACRES THEREOF) OF LOT 26 OF OGDEN AND JONES SUBDIVISION OF BRONSON TRACT IN CALDWELL'S RESERVE IN TOWNSHIPS 40 AND 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE NORTHWESTERLY 31 FEET (EXCEPT THE SOUTHWESTERLY 290 FEET) OF THE NORTHWESTERLY 1 ACRE OF THE SOUTHEASTERLY 4 ACRES OF THE SOUTHWESTERLY 1/2 OF LOT 26 IN OGDEN AND JONES' SUBDIVISION OF THE BRONSON TRACT OF CALDWELL'S RESERVE IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

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

Full power and authority is hereby granted to said trustee to improve, manage, and protect said premises or any part thereof; 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 reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, 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 the 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

Attorney's Office  
1 S. Wacker Dr. Ste 2400  
Chicago IL 60606-4650  
Recording Department

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in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof; and to deal with said property and every part thereof in all other ways and for such other consideration 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 trustee 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 trustee, 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 trustee, or be obliged or privileged to inquire into any of the terms of said declaration of trust; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee 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 declaration of 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 declaration of trust or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said 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 invested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

IN WITNESS WHEREOF, the Grantors MARK NEWTON and KAREN NEWTON, husband and wife, have hereunto set their hands and seals this 26 day of February, 2019.

*Mark Newton* (SEAL)  
MARK NEWTON

*Karen Newton* (SEAL)  
KAREN NEWTON

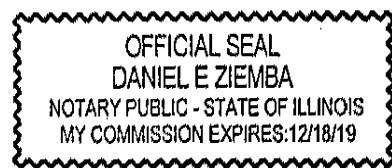
STATE OF ILLINOIS )  
  ) ss  
COUNTY OF LAKE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that MARK NEWTON and KAREN NEWTON, husband and wife, 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, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 26<sup>th</sup> day of FEBRUARY, 2019.

My Commission Expires: 12-18-19

*Daniel E. Ziemba*  
Notary Public



# UNOFFICIAL COPY

State of Illinois  
DEPARTMENT OF REVENUE  
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph (e), Section 4, of the Real Estate Transfer Tax Act.

Dated this 26 day of February, 2019.



\_\_\_\_\_  
Signature of Grantor-Grantee or their Representative

Property of Cook County Clerk's Office

THIS INSTRUMENT WAS PREPARED BY  
AND MAIL TO:

Daniel E. Ziemba, Esq.  
P.O. Box 231  
Deerfield, IL 60015

SEND SUBSEQUENT TAX BILLS TO:

Mark Newton and Karen L. Newton, Trustees  
6327 N. Nokomis Ave.  
Chicago, IL 60646

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## STATEMENT BY GRANTOR AND GRANTEE

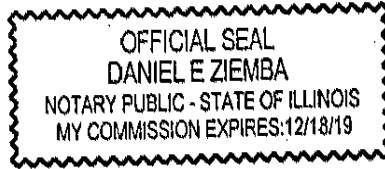
The **Grantor** or his agent affirms that, to the best of his knowledge, the names of the **Grantees** shown on the deed or assignment of beneficial interest (ABI) in a land trust are either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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: 2/26, 2019

Signature: *Mark Newton*  
MARK NEWTON, Grantor

Subscribed and sworn to before me  
by the said MARK NEWTON,  
this 26<sup>th</sup> day of FEBRUARY, 2019

Notary Public *Daniel E. Ziemba*



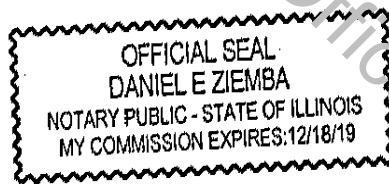
The **Grantee** or her agent affirms and verifies that the name of the **Grantees** shown on the deed or assignment of beneficial interest (ABI) in a land trust are either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 2/26, 2019

Signature: *Karen L. Newton*  
KAREN L. NEWTON, Trustee, Grantee

Subscribed and sworn to before me  
by the said KAREN L. NEWTON, Trustee  
this 26<sup>th</sup> day of FEBRUARY, 2019

Notary Public *Daniel E. Ziemba*



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.)