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Doc#: 1912033049 Fee: \$56.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/30/2019 09:48 AM Pg: 1 of 5

Dec ID 20190401659734
ST/CO Stamp 0-542-230-432

QUIT CLAIM DEED

THE GRANTORS, **MICHAEL M. BATES** and **PENELOPE J. BATES**, tenants by the entirety, of Tinley Park, County of Cook, State of Illinois for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid, to the grantee in hand paid, CONVEY and QUITCLAIM to **MICHAEL M. BATES AND PENELOPE J. BATES, husband and wife as co-trustees of the provisions of a declaration of trust known as the MICHAEL M. BATES AND PENELOPE J. BATES REVOCABLE LIVING TRUST DATED: 4/1/19**, 8927 Pheasant Lake Drive, Tinley Park, IL 60487, of which MICHAEL M. BATES and PENELOPE J. BATES are the primary beneficiaries, said beneficial interest to be held as tenants by the entirety, and all interest in the following described real estate being situated in Cook County, State of Illinois to wit:

SEE ATTACHMENT

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 27-34-412-021-0000

Address(es) of Real Estate: 8927 Pheasant Lake Drive, Tinley Park, IL 60487

Dated this 4/1/19

Exempt under provisions of Paragraph E, Section 31-45, Property Tax Code.

Dated this 4/1/19

Nicholas P. Dethlefs
Representative

Michael M. Bates
MICHAEL M. BATES

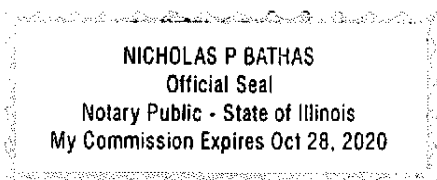
Penelope J. Bates
PENELOPE J. BATES

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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 **MICHAEL M. BATES** and **PENELOPE J. BATES**, 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 grantors signed, sealed and delivered the said instrument as a 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 4/1/19.



Nicholas P. Bathas

 Nicholas P. Bathas, Notary Public
 My Commission expires 10/28/2020

This instrument was prepared by Nicholas P. Bathas, Attorney-at-Law, 1304 Dunrobin Rd, Ste 100, Naperville, Illinois 60487

Mail to: Nicholas P. Bathas, Attorney-at-Law, 1304 Dunrobin Rd, Ste 100, Naperville, Illinois 60487

or Recorder's Office Box No. _____

GRANTEES' ADDRESS &
 Send Subsequent Tax Bills To: **MICHAEL M. BATES** and **PENELOPE J. BATES**,
 8927 Pheasant Lake Drive, Tinley Park, IL 60487.

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MICHAEL M. BATES
PENELOPE J. BATES
8927 PHEASANT LAKE DRIVE
TINLEY PARK, IL 60487
PIN. NO. 27-34-412-021-000

LEGAL DESCRIPTION

PARCEL 1:

THE WEST 42.00 FEET OF THAT PART OF LOT 152 DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 152; THENCE
SOUTH 00-00-00 EAST 22.99 FEET ALONG THE EAST LINE OF SAID LOT 152; THENCE
NORTH 90-00-00 WEST 21.07 FEET, TO THE POINT OF BEGINNING THENCE SOUTH
00-00-00 EAST 88.00 FEET; THENCE NORTH 90-00-00 WEST 148.16 FEET; THENCE NORTH
00-00-00 EAST 88.00 FEET; NORTH 90-00-00 EAST 148.16 FEET, TO THE HEREIN
DESIGNATED POINT OF BEGINNING IN PHEASANT LAKE TOWNHOMES UNIT 7, BEING
A SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 34,
TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN
THE PHEASANT LAKE TOWNHOMES DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS AND EASEMENTS, RECORDED OCTOBER 11, 1994 AS DOCUMENT
94871914 AS AMENDED, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

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STATEMENT OF ACCEPTANCE OF CONVEYANCE OF REAL PROPERTY INTO A TRUST BY THE TRUSTEE, PURSUANT TO §760 ILCS 5/6.5

I, Michael M. Bates ^{and Penelope J. Bates}, the TRUSTEE for the TRUST NAMED: Michael M. Bates and Penelope J. Bates
 (NAME OF TRUSTEE ABOVE) Revocable Living Trust dated 4/1/19 (NAME OF TRUST ABOVE)
 and established on April 1, 2019, by the Michael M. Bates and Penelope J. Bates
 (DATE TRUST CREATED ABOVE) Revocable Living Trust
 (NAME OF TRUST ABOVE)

Trust Agreement, do now hereby **ACCEPT** this transfer of the Real Property with the following information:

COMMON ADDRESS: 8927 Pheasant Lake Drive, Tinley Park, IL 60487

PROPERTY IDENTIFICATION #: 27 34 412 021 0000

LEGAL DESCRIPTION: See attached legal description

as conveyed by the attached conveyance instrument type, Quit Claim Deed in Trust, signed and dated on

the 1st day of April in the year 2019, and now being sought to be recorded

with the Cook County Recorder of Deeds.
(NAME OF COUNTY ABOVE)

X Penelope J. Bates
TRUSTEE SIGNATURE ABOVE

X Michael M. Bates
TRUSTEE SIGNATURE ABOVE

April 1, 2019
DATE SIGNED

SPECIAL NOTE: PURSUANT TO §760 ILCS 5/6.5, AS OF JANUARY 1ST, 2017, THE TRANSFER OF REAL PROPERTY TO A TRUST REQUIRES A TRANSFER OF LEGAL TITLE TO THE TRUSTEE EVIDENCED BY A WRITTEN INSTRUMENT OF CONVEYANCE AND ACCEPTANCE BY THE TRUSTEE. THIS PROVISION DOES NOT APPLY TO ANY OF THE FOLLOWING UNLESS SPECIFICALLY REFERENCED BY THE GOVERNING INSTRUMENT: (A) LAND TRUST; (B) VOTING TRUST; (C) SECURITY INSTRUMENT SUCH AS A TRUST DEED OR MORTGAGE; (D) LIQUIDATION TRUST; (E) ESCROW; (F) INSTRUMENT UNDER WHICH A NOMINEE, CUSTODIAN FOR PROPERTY OR PAYING OR RECEIVING AGENT IS APPOINTED; OR (G) A TRUST CREATED BY A DEPOSIT ARRANGEMENT IN A BANKING OR SAVINGS INSTITUTION, COMMONLY KNOWN AS A "TOTTEN TRUST".

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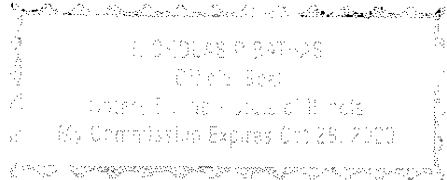
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantor 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 any 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: 4/1/19

Signature: *Nicholas P. Bathas*
Grantor or Agent
Nicholas P. Bathas

Subscribed and Sworn to before me by the said Grantor this 4/1/19
Notary Public *Nicholas P. Bathas*

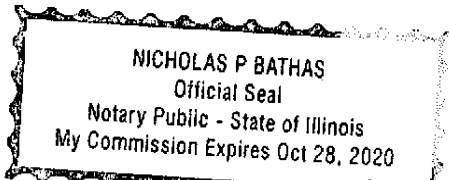


The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or any 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: 4/1/19

Signature: *Nicholas P. Bathas*
Grantee or Agent
Nicholas P. Bathas

Subscribed and Sworn to before me by the said Grantee this 4/1/19
Notary public *Nicholas P. Bathas*



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.