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DEED IN TRUST

The Grantor, **FREDA COGLIANESE**, a widow not since remarried, of the Village of Palos Hills, County of Cook, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to:

Freda Coglianesse and Shana Murphy, of 11341 S Roberts Rd Unit 1B, Palos Hills, IL 60465, as co-trustees of the FREDA COGLIANESE REVOCABLE TRUST dated July 10, 2019, and all and every successor trustee or trustees of the aforementioned trust, the following described Real Estate, situated in Cook County, Illinois:

Unit B together with its undivided percentage interest in the Common Elements in 11341-49 Roberts Road Condominium as delineated and defined in the Declaration recorded as Document No. 25147099, in the West ½ of the Northwest ¼ of Section 24, Township 37 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Subject to: Building lines and buildings laws and ordinances, use or occupancy restrictions, conditions and covenants of records; zoning laws and ordinances which conform to the present use of the premises; conditions imposed by the Illinois Condominium Property Act and the reasonable use of the premises as a residence.

P.I.N.: 23-24-100-139-1002
Address of Real Estate: 11341 S Roberts Rd Unit 1B, Palos Hills, IL 60465

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustee, who shall have authority to make deeds, leases, leases of coal, oil, gas, and other minerals, easements, and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustees unless the grantee has actual knowledge that the conveyance is a violation of the trusts.

In no case shall any party dealing with said trustee or successor trustee or trustees in relation to said premises be obliged to see that the terms of the trusts have been complied with, or be obliged to inquire into the necessity of 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, 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 on or claiming under any such conveyance,



1919257010

Doc# 1919257010 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/11/2019 10:23 AM PG: 1 OF 3

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lease, or other instrument (a) that at the time of the delivery thereof 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 in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such 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.

IN WITNESS WHEREOF, the grantor and grantee, as trustee, have set her hand and seal on July 10, 2019.

Freda Coglianese
Freda Coglianese

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e), Section 31-45, Property Tax Code
DATED: July 10, 2019.

Shane D. Murphy
Buyer, Seller, or Representative

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Freda Coglianese, personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered this instrument as her free and voluntary act, for the uses and purposes set forth.

Given under my hand and seal on July 10, 2019.



Claire Smith
NOTARY PUBLIC



This instrument was prepared by: Christopher J. Cummings, 2024 Hickory Rd., Suite 205, Homewood, Illinois 60430.

Send recorded document to:
Christopher J. Cummings, P.C.
2024 Hickory Road, Suite 205
Palos Hills, IL 60465

Mail tax bills to:
Freda Coglianese
11341 S Roberts Rd Unit 1B
Palos Hills, IL 60465

REAL ESTATE TRANSFER TAX		11-Jul-2019	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
23-24-100-139-1002		20190701626953 2-111-363-168	

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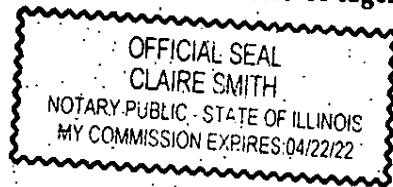
STATEMENT BY GRANTOR AND GRANTEE

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

Dated July 10, 2019

Signature: Shana D. Murphy
Grantor or Agent

Subscribed and sworn to before me
By the said Agent Shana Murphy
This 10th day of July, 2019
Notary Public Claire Smith

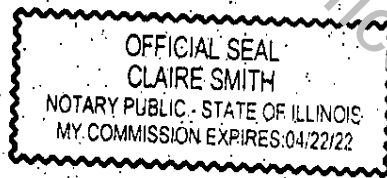


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date July 10, 2019

Signature: Shana D. Murphy
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee Shana Murphy
This 10 day of July, 2019
Notary Public Claire Smith



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.)