UNOFFICIAL COPY

QUIT CLAIM DEED INTO TRUST

THE GRANTOR(S) LINDA

MCCLAIN, of the Village of Country Club Hills, County of COOK, State of ILLINOIS, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to LINDA O. NELSON-MCCLAIN as



Doc# 1923816087 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00 EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/26/2019 02:34 PM PG: 1 OF 3

Trustee of the LiNDA O. NELSON-MCCLAIN Revocable Trust dated July 26, 2019, as Grantee, in the following described Real Estate sit lated in COOK County, Illinois, commonly known as 18004 Greenview Terrace, Country Club Hills, IL 60478, legall/described as:

LOT 2, EXCEPTING PHEREFROM THE NORTH 2 FEET, 6 INCHES OF SAID LOT 2, ALL IN BLOCK 17 IN FLOSSMOOR TERRACE, A SUBDIVISION IN PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIZ 36. NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 28-34-402-708-0000

COMMONLY KNOWN AS: 18004 Greenview 19, race, Country Club Hills, IL 60478

- TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement and set forth herein
- Full power and authority are hereby granted to said truster 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 resubdivide said property as often as desired; to contract to sell to grant options to purchase; to sell on any 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 moregage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to 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 leases and options to purchase the whole or any part thereof, 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 or easement appurtenant to said properties 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 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 the application of any purchase money, rent or money borrowed or advanced on said premises, or be 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 said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; 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 Quit Claim Deed in Trust and by said trust agreement were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Quit Claim Deed and in said trust agreement 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

7. 26.19
City of Country Club Hills
EXEMPT
Real Estate Transfer Stamp

18400 Greenview

1923816087 Page: 2 of 3

UNOFFICIAL COPY

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.

And the undersigned hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois providing the exemption of homesteads from sale on execution or otherwise.

_	nave hereunto set their hands and seals this _	26 th day of
July , 2019.		
Lender D. Nelson-Mill	um.	
LINDA O. NFLSON-MCCLAIN	- 	
STATE OF ILLINOIS)	•	
COUNTY OF COOK)		
	and for said County, in the State aforesa	
CERTIFY that LINDA O. NELSON-MCC name is subscribed in the foregoing i strum		
that she signed, sealed and delivered the sa	id instrument as her free and voluntary ac	et, for the uses and
purposes therein set forth, including the rel		
Given under my hand and official seal, this	26th day of Ohler 2019	A
,	THOMAS	A GILLEY
		al Seal State of Illinois
Commission expires <u>6/24/23</u>		oires Jun 24, 2023
	NOTAPY PUBLIC	
	Q ₂	
This instrument was prepared by: THOMAS A. GILLEY, 1820 RIDGE ROA	D SUITE 101 HOMEWOOD II 6043	n
THOMAS A. GILLET, 1620 KIDGE KOM	E, BOTTE TOT, HOMEWOOD, IE 675	
		J _{EC}
MAIL TO:	SEND SUBSEQUENT TAX B	ILLS (T.):
THOMAS A. GILLEY	THE LINDA O. NELSON-MCC	CLAIN REVOÇABLE
1820 RIDGE ROAD, SUITE 101 HOMEWOOD, IL 60430	TRUST 18004 GREENVIEW TERRACI	E
	COUNTRY CLUB HILLS, IL 6	0478
(- Pri	
OR	REAL ESTATE TRANSFER TAX	26-Aug-2019
OK .	COUNTY: ILLINOIS:	0.00 0.00
Recorder's Office Box No	TOTAL: 28-34-402-008-0000 20190701643004 1-	0.00
		-97 9-4 29-472

1923816087 Page: 3 of 3

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.

partnership authorized to do business of acquire and hold the to it	
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: 7 26 20/9	SIGNATURE: Sand O Milain - MCCC
	GRANTOR or AGENT
GRANTOR NOTARY SECT ON The below section is to be completed by the	e NOTARY who witnesses the GRANTOR signature.
Subscribed and sworn to helpre me, Name of Notary Public:	
By the said (Name of Grantor): Linda O Nelson-	AFFIX NOTARY STAMP BELOW
On this date of: NOTARY SIGNATURE: MClain MClain	THOMAS A GILLEY Official Seal Notary Public - State of Illinois
0/	My Commission Expires Jun 24, 2023
τ_{c}	1 min 4 min
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 linuis 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 recogn	
acquire and hold title to real estate under the laws of the State of	llinois.
DATED: 7 26 , 20/9	SIGNATURE: Junda O. Nelson-M. Cla- GRANTEE OF AGENT
•	
GRANTEE NOTARY SECTION: The below section is to be completed by the	he NOTARY who witnesses the GR/ N EE signature.
. Subscribed and sworn to have a Name of Notary Public:	
By the said (Name of Grantee): Linda O Nelsow _	AFFIX NOTARY STAMP &FLOW
On this date of: 7 26 , 2019	· · · · · · · · · · · · · · · · · · ·
Official date of	THOMAS A GILLEY
NOTARY SIGNATURE: Dand July	Official Seal Notary Public - State of Illinois
	My Commission Expires Jun 24, 2023

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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)

rev. on 10.17.2016