

# UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST  
ILLINOIS STATUTORY  
INDIVIDUAL



Doc# 1926134132 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/18/2019 03:16 PM PG: 1 OF 5

Preparer File: 6483-Dillon  
FATIC No.:

THE GRANTOR(S) Patrick F. Dillon, Sr., divorced and not since remarried of the City of Chicago, County of Cook State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to Patrick F. Dillon as Trustee of the Patrick F. Dillon Living Trust dated 09/17/2019 of 6483 N. Northwest Hwy. Unit 302 Chicago, IL 60631 of the County of , the following described Real Estate situated in the County of Cook in the State of IL, to wit

**See Exhibit "A" attached hereto and made a part hereof**

Permanent Real Estate Index Number(s): 09-36-419-113-1008

Address(es) of Real Estate: 6483 N. Northwest Hwy. Unit 302  
Chicago, IL 60631

TO HAVE AND TO HOLD, said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or

S Y  
P 5  
S      
M X  
SC      
E X  
INT AB

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successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.


All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.



If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 17th day of September 2019.

By: Patrick F. Dillon Sr.  
Patrick F. Dillon, Sr.

REAL ESTATE TRANSFER TAX		18-Sep-2019
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>
09-36-419-113-1008   20190901693837   0-326-851-168		

REAL ESTATE TRANSFER TAX		18-Sep-2019
 	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>
09-36-419-113-1008   20190901693837   0-346-450-528		

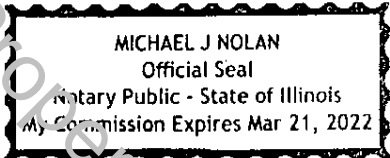
\* Total does not include any applicable penalty or interest due.

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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Patrick F. Dillon, Sr., personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 17th day of September, 20 19.



[Signature]  
Notary Public

Exempt under provisions of paragraph e Section 31-45, real estate transfer tax law.  
Dated: 9-17-19

Patrick F. Dillon Sr.  
Signature of Buyer, Seller, or Representative

Prepared by:  
Michael J. Nolan, PC  
7133 West Higgins Avenue  
Chicago, IL 60656

Mail to:  
Michael J Nolan  
7133 W Higgins Ave  
Chicago, IL 60656

Name and Address of Taxpayer:  
Patrick F. Dillon  
6483 N. Northwest Hwy. Unit 302  
Chicago, IL 60631



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## Exhibit "A" – Legal Description

### PARCEL 1:

UNIT 302 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN EDISON PARK MANOR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 90-247606, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRICIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P5 AND S5, LIMITED COMMON ELEMNETS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DOCUMENT NUMBER 90-294395.

Property of Cook County Clerk's Office



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## STATEMENT BY GRANTOR AND GRANTEE

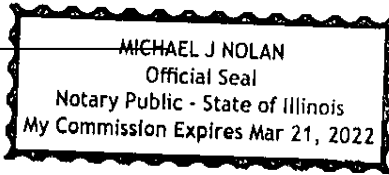
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: 9-17-19

Signature: Patrick F. Dillon Sr.  
Grantor or Agent

SUBSCRIBED and SWORN before me  
this 17th day of September 20 19

Notary Public



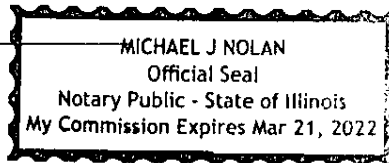
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 9-17-19

Signature: Patrick F. Dillon  
Grantee or Agent

SUBSCRIBED and SWORN before me  
this 17th day of September 20 19

Notary Public



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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in the County of \_\_\_\_\_ in the State of Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]

