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Aiqolw4rwn Dale
QUIT CLAIM DEED

Doc#: 1926908322 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/26/2019 11:49 AM Pg: 1 of 4

MAIL TO:

Arthur J. Tiberi and Annette C. Tiberi
4910 Creek Drive
Western Springs, IL 60558

Dec ID 20190901699525
ST/CO Stamp 1-860-213-344

NAME & ADDRESS OF TAXPAYER:

Arthur J. Tiberi and Annette C. Tiberi
4910 Creek Drive
Western Springs, IL 60558

GRANTOR, **Arthur J. Tiberi and Annette C. Tiberi**, Husband and Wife, in Cook County, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND QUIT CLAIM to GRANTEE, **50% interest to Arthur J. Tiberi, as Trustee of the Arthur J. Tiberi Trust dated August 14, 2019, and 50% interest to Annette C. Tiberi, as Trustee of the Annette C. Tiberi Trust dated August 14, 2019**, in the County of Cook, in the State of Illinois, the following described real estate:

Parcel One: UNIT 4910 IN COMMONWEALTH IN THE VILLAGE, A CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN COMMONWEALTH IN THE VILLAGE UNIT 1, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, BEING A RESUBDIVISION LOCATED IN PARTS OF THE EAST ½ OF THE NORTHWEST ¼ AND THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 29, 1993 AS DOCUMENT 93877638, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

Parcel Two: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL ONE CREATED IN THE PLAT OF COMMONWEALTH IN THE VILLAGE UNIT 1, A RESIDENTIAL PLANNED UNIT DEVELOPMENT, OVER, UPON AND ACROSS OUTLOT "A" THEREOF, RECORDED DECEMBER 29, 1992 AS DOCUMENT 92980475, AND RE-RECORDED MARCH 3, 1995 AS DOCUMENT NUMBER 95148098.

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

Subject to General Real Estate Taxes for 2019 and subsequent years, and covenants, encumbrances, and restrictions of record.

Permanent Index Number: 18-07-109-037-1030

Property Address: 4910 Creek Drive, Western Springs IL 60558

Subject to real property taxes, and valid easements, covenants, conditions and restrictions of record.

To have and to hold, the Property with the appurtenances upon the trusts and for the uses and purposes set out in this deed and in the terms and provisions of said Trust Agreement. Full power and authority is hereby granted to the Trustee to improve, manage, protect and subdivide the property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide the Property as often as desired, to contract to sell, to grant options to purchase, to sell on any

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terms to convey either with or without consideration, to convey the Property or any part thereof to a successor or successors in trust or to the trustee of any other trust and to grant to such successor or successors in trust, or other trustee, all the title, estate, powers and authorities vested in the Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber the Property, or any part thereof, to lease the Property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or 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 leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of the present or future rentals, to partition or to exchange the Property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey assign any right, title or interest in or about or easement appurtenant to the Property or any part thereof, and to deal with the 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 the Trustee in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on the Property, 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 the 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 the Trustee conveyance, lease or other instrument, (a) that at this time of the delivery thereof the trust created by this indenture and by 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 this indenture and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 vested with all the title, estate, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors in trust. The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

To have and to hold, the Property together with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto Grantee and unto Grantee's successors-in-interest and assigns forever. And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State in which said property is located, providing for the exemption of homesteads.

DATED this 13 day of Sept 2019.

Arthur J. Tiberi
Arthur J. Tiberi

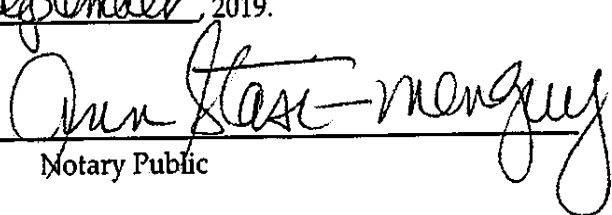
Annette C. Tiberi
Annette C. Tiberi

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STATE OF ILLINOIS) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DOES HEREBY CERTIFY that **Arthur J. Tiberi and Annette C. Tiberi** 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, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 13 day of September, 2019.





Notary Public

My commission expires 8-16-20



Exempt under provisions of Paragraph c
35 ILCS 200/31-45, Property Tax Code
9/23/19
Date Ann Stasi Menguy
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		25-Sep-2019	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
18-07-109-037-1030		20190901699525 1-860-213-344	

Prepared by:
Elsie Dorta-Dean
Attorney at Law
309 Hamilton, Suite B
Geneva, IL 60134

Chicago Title Insurance Co
1795 W. State Street
Geneva, IL 60134

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTOR OR AGENT:

Elsie Dorta-Dean
Signature



Elsie Dorta-Dean
Print Name

Subscribed and sworn to before me this 23rd of September 2019.

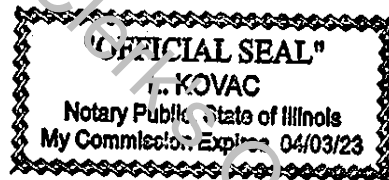
[Signature]
Notary Public

The grantee or their 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTEE OR AGENT:

Elsie Dorta-Dean
Signature



Elsie Dorta-Dean
Print Name

Subscribed and sworn to before me this 23rd of September 2019.

[Signature]
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 of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Kane County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]