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QUIT CLAIM DEED (ILLINOIS)

Doc# 1928217049 Fee \$88.00

THE GRANTORS
ANTHONY J. DIORIO and
CATHERINE E. DIORIO, husband and wife
of 15521 W Mallard Lane

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/09/2019 11:26 AM PG: 1 OF 4

(Reserved for Recorders Use Only)

of the City of Lockport County
of Will, State of Illinois for and in consideration of TEN AND
NO/100 DOLLARS (\$10.00) in hand paid, CONVEY and QUIT CLAIM to

ANTHONY J. DIORIO, TRUSTEE of the Anthony J. DiOrio Revocable Trust, dated May , 2019
an undivided one-half (1/2) interest;

and to
CATHERINE DIORIO, TRUSTEE of the Catherine DiOrio Revocable Trust, dated May , 2019
an undivided one-half (1/2) interest, as tenants in common

all interest in the following described Real estate situated in the County of Cook in the State of Illinois, to wit
(legal description on page 3):

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes
herein and in said trust agreement set forth.

In addition to all of the powers and authority granted to the trustee by the terms of said trust agreement,
full power and authority is hereby granted to the trustee to improve, manage, protect and subdivide said real
estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part
thereof, and to re-subdivide said property as often as desired; to contract to sell; to grant options to purchase; to
sell on any terms; to convey either with or without consideration; to convey said real estate or any part 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 the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber
said property, or any part thereof; to lease said real estate or any part thereof, from time to time, in possession or
reversion, by leases to commence at the present or in the future, and upon any terms and for any period or
periods of time, not exceeding in the case of any single demise the term of 99 years, 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 present or future rentals; 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 lease,
convey or assign any right or title or interest in or about or easement appurtenant to said real estate 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 the trustee in relation to said real estate, or to whom said real
estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged
to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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 in relation to
said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such

REAL ESTATE TRANSFER TAX

09-Oct-2019



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

27-14-302-018-1002 | 20191001611276 | 0-995-874-400

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conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument
PAGE 1

was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said 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, rights, powers, authorities, duties and obligations of 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 said 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.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

DATED this day of 2019

Anthony J. Diorio (SEAL) *Catherine E. Diorio* (SEAL)

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

ANTHONY J. DIORIO CATHERINE E. DIORIO

State of IL, County of Will



ss. I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that ANTHONY J. DIORIO & CATHERINE E. DIORIO personally known to be to be the same person whose name 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 herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30 day of September 2019.

Commission expires 23 June 2022

[Signature]

This instrument was prepared by Daniel Seltzer, Attorney at Law, 2710 Euclid Ave., Berwyn, IL 60402

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LEGAL DESCRIPTION

of premises commonly known as 15701 Orlan Brook Drive, Unit 2, Orland Park, Illinois 60642

UNIT NO. 2 AND UNIT NO. G-2 IN ORLAN-BROOK CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 22916678, AS AMENDED FROM TIME TO TIME, IN ORLAN-BROOK UNIT NO. 1, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 27-14-302-018-1002
27-14-302-018-1102

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

Date: NOV 20 2019

A large, stylized handwritten signature in black ink, appearing to be 'Anthony J. DiOrto', written over a horizontal line.

Mail to: Anthony J. DiOrto
15521 W Mallard Lane
Lockport, IL 60491

SEND SUBSEQUENT TAX BILLS TO:
Anthony J. DiOrto
15221 W Mallard Lane
Lockport, Illinois 60491

Property of Cook County Clerk's Office

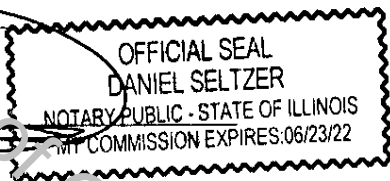
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STATEMENT BY GRANTOR AND GRANTEE

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.

Dated _____ Signature *[Handwritten Signature]*
Grantor or Agent

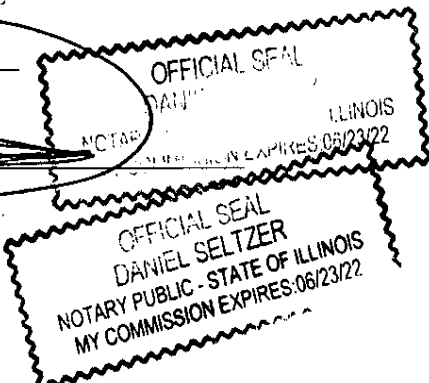
SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID
THIS _____ DAY OF _____, 20____

NOTARY PUBLIC *[Handwritten Signature]*


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

Dated _____ Signature *[Handwritten Signature]*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID
THIS _____ DAY OF _____, 20____

NOTARY PUBLIC *[Handwritten Signature]*


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.]