

UNOFFICIAL COPY

This Document Prepared by and after Recording, Return To:

David J. Hochman, Esq.
Roetzel & Andress, LPA
30 North LaSalle Street
Suite 2800
Chicago, Illinois 60602



Doc# 1928816106 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/15/2019 01:08 PM PG: 1 OF 6

Above space for recording purposes

QUIT CLAIM DEED (ILLINOIS)

The **GRANTOR, Connie W. Harvey**, an individual, having an address of 2856 N. Woodard Street, Chicago, Illinois 60618, for and in consideration of TEN and NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS** and **QUIT CLAIMS** all of his interest in the below property to **GRANTEE, Connie^W Harvey, not individually but as Trustee of the Connie Harvey Revocable Trust of July 24, 2019**, having an address of 2856 N. Woodard Street, Chicago, Illinois 60618, and unto all and every successor or successors in trust under said trust agreement all right, title and interest of the Grantor in the following described real property ("Property") situated in the County of Cook, in the State of Illinois, to wit:



SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION


Permanent Real Estate Index Number: 13-26-218-070-0000

Address of Real Estate: 2856 N. Woodard Street
Chicago, IL 60618

Subject to any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; TO HAVE AND TO HOLD said premises forever.

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX		15-Oct-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-26-218-070-0000 20191001612410 1-221-922-400		

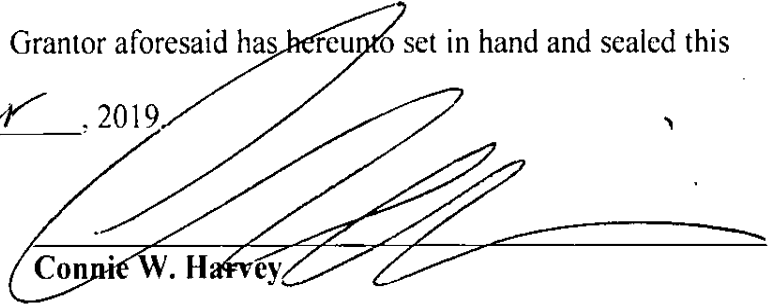
REAL ESTATE TRANSFER TAX		15-Oct-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-26-218-070-0000 | 20191001612410 | 2-062-929-504

S Y
P 6
S 1
M
SC
E
IV

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this
24 day of September, 2019.



Connie W. Harvey

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Connie W. Harvey**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument aforesaid as his free and voluntary act.

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

Notary Public

My Commission Expires _____

Exempt under provisions of Paragraph E, Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45).

_____ dated: _____
Grantor, grantee or representative

MAIL TO:

David J. Hochman, Esq.
Roetzel & Andress
30 North LaSalle Street, Ste. 2800
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:

Connie Harvey as Trustee of the Connie **W.**
Harvey Revocable Trust of July 24, 2019
2856 N. Woodard Street
Chicago, IL 60618

UNOFFICIAL COPY

TERMS AND CONDITIONS

Full power and authority are hereby granted to said Trustee 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 terms; to convey either with or without consideration; to convey said premises 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 said Trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding In the case of any single demise the term of 198 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 release, convey or assign any right, title or Interest in or about or easement appurtenant to said premises 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 to the application of any purchase money, rent or money borrowed or advanced on said premises, 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 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 Deed in Trust and by said 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 Deed in Trust and In said Trust Agreement or in some amendments 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 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.

This conveyance Is made upon the express understanding and condition that neither Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, Judgment or decree for anything it or they or Its or their agents or attorneys may do or omit to do In or about the said real estate or under the provisions of this Deed in Trust or said Trust Agreement or any amendment thereto, or for Injury to person or property happening In or about said real estate, any and all liability being hereby expressly waived and released, *and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except In Its capacity as Trustee and only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof.*) All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed in Trust.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest In said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

UNOFFICIAL COPY

LEGAL DESCRIPTION EXHIBIT "A"

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATED IN THE COUNTY OF COOK, AND STATE OF ILLINOIS, DESCRIBED AS FOLLOWS, TO-WIT: LOT 35 IN STOREY AND ALLEN'S SUBDIVISION OF LOT 10 IN BRAND'S SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BEING THAT PARCEL OF LAND CONVEYED TO CONNIE W. HARVEY FROM ABRAHAM JOHN LOPEZ AND ELVA A. LOPEZ, HUSBAND AND WIFE BY THAT DEED DATED 8/19/2004 AND RECORDED 10/7/2004 IN INSTRUMENT NO. 042814100, OF THE COOK COUNTY, IL PUBLIC REGISTRY.

Permanent Real Estate Index Number: 13-26-218-070-0000

Address of Real Estate: 2856 N. Woodard Street
Chicago, IL 60618

UNOFFICIAL COPY

This certificate is attached to a 5 page document dealing with/entitled Quit Claim Deed (1L) and dated 9/24/19

California ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco

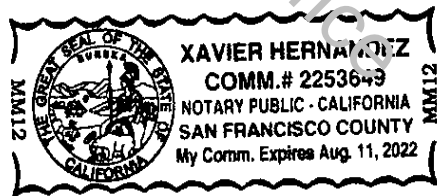
On 9/24/19 before me,

Xavier Hernandez, Notary Public, FCM (here insert name and title of the officer),

personally appeared Connie W. Harvey, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature] (Seal)

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

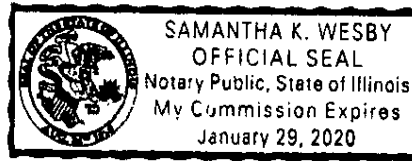
The **grantor(s)** or their agent affirm that, to the best of their knowledge, the name of the **grantor(s)** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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.

Subscribed and sworn to before me
This 8th day of October, 2019

David J. Hochman
David J. Hochman, as attorney-agent

Notary Public

Samantha K. Wesby



The **grantee(s)** or their agent affirms that, to the best of their knowledge, the name of the **grantee(s)** 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.

Subscribed and sworn to before me
This 8th day of October, 2019

David J. Hochman
David J. Hochman, as attorney-agent

Notary Public

Samantha K. Wesby

