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Quitclaim Deed in Trust

ILLINOIS

Doc# 1929146095 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00 EDWARD M. MOODY COOK COUNTY RECORDER OF DEEDS DATE: 10/18/2019 10:23 AM PG: 1 OF 4

THE GRANTOR(s) Martha J. Sproule, a single woman, of the City of Palos Park, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and QUITCLAIM(s) to Martha J. Sproule, as Trustee of the Martha J. Sproule Living Trust dated September 3, 1994 and Restatement of Trust dated April 18, 2013, of 127 Commons Drive, Palos Park, lL 60464 and to all and every fuccessor or successors in trust under the trust agreement, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General taxes for 2019 and subsequent years; Covenants, conditions and restrictions of record, if any; Hereby releasing and waiving all rights vader and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 23-24-00-014-0000 23-24-201-147-0000 Address(es) of Real Estate: 127 Commons Drive Valos Park, IL 60464

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

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vicate 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 at y part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, rowers 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 present or in 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 198 years, and to renew or extend leases upon any terms and for any period or perio's of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to corract 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 of 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 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 part dealing with said trustee in relation to 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 delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such

1929146095 Page: 2 of 4

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conveyance or other instrument 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 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.

The interest of each and every beneficiary hereunder and 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, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

THIS DEED IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E

The date of this deed of conveyance is Oct 14, 2019
Martha J. Sproule (SEAL)
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 Martha J. Sproule, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that he/she(they) signed, sealed and delivered the said instrument as his/her(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 UC 16, 2019 CAROLYN A BACA NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:09/26/23 CAROLYN A BACA OFFICIAL SEAL OFF
(My Commission Expires $9/24/33$) Notary Public
Prepared by: Carolyn A. Baca, Attorney, 8240 W. 119th Street, Palos Park, IL 60464
Return to: Martha J. Sproule, 127 Commons Drive, Palos Park, IL 60464
Mail Tax Bill to: Martha J. Sproule, 127 Commons Drive, Palos Park, IL 60464

F	REAL ESTATE	TRANSFER	TAX	18-Oct-2019
		The same of the sa	COUNTY:	0.00
		(30%)	ILLINOIS:	0.00
			TOTAL:	0.00
_	23-26-201-147-0000		L 20191001618005 L	1.020.855.648

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EXHIBIT "A"

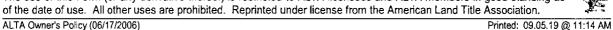
Legal Description

PARCEL 1: LOT 10 (EXCEPT THAT NORTHEASTERLY 160.73 FEET THEREOF) IN THE COMMONS OF PALOS PARK PHASE III, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 26, TOW NSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1997 AS DOCUMENT 97415626.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND Cook County Clark's Office FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT 97689474.

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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 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 10/14 , 20/19 Signature Man	tha J. Sproule
Subcribed and sworn to before me	
by the said Martha J. Sproule	***************************************
this 16th day of October, 2019 Ourly A Brown	OFFICIAL SEAL CAROLYN A RACA NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES 09/26/23
Notary Public	· · · · · · · · · · · · · · · · · · ·
The grantee or his agent affirms that, to the iest of his knowledge the deed or assignment of beneficial interest in a land trust is	cither a natural person, an Illinoi
corporation or foreign corporation authorized to de business or a Illinois or other entity recognized as a person and authorized to estate under the laws of the State of Illinois. Dated / 0 / 16 , 20 19 Signature Manthon	acquire and hold title to real estate in odo-business or acquire title to real
Illinois or other entity recognized as a person and armerized to estate under the laws of the State of Illinois.	odo business or acquire title to rea

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 offence and of a Class A Misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if except under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)