

# UNOFFICIAL COPY



## QUIT CLAIM DEED IN TRUST

Doc# 1931041028 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/06/2019 11:28 AM PG: 1 OF 3

THIS INDENTURE WITNESSETH, That the Grantor, **CATHERINE OKOROH, A MARRIED WOMAN**, of the County of Cook and State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and QUITCLAIMS unto **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, whose address is 10 South LaSalle Street, Suite 2750, Chicago, Illinois 60603, as Trustee under the provisions of a Trust Agreement dated the **26th day of August, 2019**, and known as Trust Number **8002381652**, the following described real estate in the County of Cook and State of Illinois, to-wit:

Reserved for Recorder's Office

LOT 25 (EXCEPT THE EAST 10 FEET THEREOF) AND THE EAST 1 FOOT OF LOT 26 IN CHICAGO TITLE AND TRUST COMPANY'S ADDITION TO PULLMAN, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Tax Number: 25-15-213-068-0000

Property Address: 708 E. 105<sup>th</sup> Street, Chicago, IL 60628

**LAND TRUST DEPARTMENT LT**

**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trusts and for the uses and 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 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 *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 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 indenture 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 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,

Handwritten signatures and stamps: S P S M SC E INT

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authorities, duties and obligations of its, his or their predecessor 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. And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 12<sup>th</sup> day of September 2019.

Chedozie Okoroh (Seal)

CATHERINE OKOROH (Seal)

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

**THIS INSTRUMENT WAS PREPARED BY:**

Austin Jarrett Ltd  
1600 Golf Road, Ste. 1200  
Rolling Meadows, IL 60008

State of Illinois  
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that said grantor/s personally known to me to be the same person/s whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her 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 notarial seal this 12<sup>th</sup> day of September, 2019.

Ella R Austin  
NOTARY PUBLIC

**AFTER RECORDING, PLEASE MAIL TO:**

**CHICAGO TITLE LAND TRUST COMPANY**  
**10 S. LASALLE ST, STE. 2750**  
**CHICAGO, IL 60603**

**SEND FUTURE TAX BILLS TO: CTLTC #8002381652**  
**4828 S. DORCHESTER AVE #1A**  
**CHICAGO, IL 60615**

Exempt under provisions of Paragraph E, Section 31-45  
Real Estate Transfer Tax Act

9/12/19  
Date

Austin Jarrett  
Buyer, Seller, Representative

REAL ESTATE TRANSFER TAX		01-Nov-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
25-15-213-068-0000   20191101634153   1-408-405-856		

REAL ESTATE TRANSFER TAX		01-Nov-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
25-15-213-068-0000   20191101634153   0-140-841-312		

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

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 9 | 12 | 2019

SIGNATURE [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

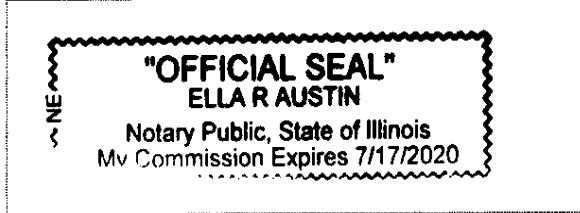
[Signature]

By the said (Name of Grantor): Catherine Okoroh

On this date of: 9 | 12 | 2019

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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: 9 | 12 | 2019

SIGNATURE [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

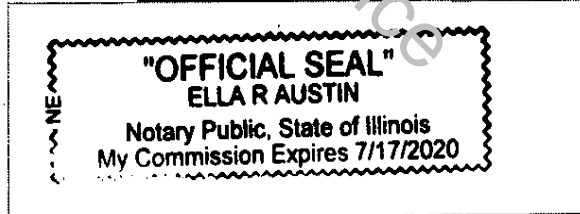
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Catherine Okoroh

On this date of: 9 | 12 | 20

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)