

QUIT CLAIM DEED **UNOFFICIAL COPY**

THE GRANTORS, John A. Casale and Lynn H. Casale, husband and wife, of 1458 W. Flournoy St., Chicago, Cook County, State of Illinois, for the consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to John A. Casale and Lynn H. Casale, not individually but as co-trustees of the Casale Trust dated October 28, 2019, of 1458 W. Flournoy St., Chicago, Cook County, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc# 1933713054 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/03/2019 11:39 AM PG: 1 OF 3

LOT 26 (EXCEPT THE EAST 6.12 FEET THEREOF) IN BLOCK 1 IN SUBDIVISION OF BLOCK 40 IN CANAL TRUSTEES SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF THE EAST 10 FEET OF SOUTH LAFLIN STREET LYING WEST OF AND ADJOINING SAID LOT 26, ALSO THAT PART OF THE WEST 8.17 FEET OF THE EAST 18.17 FEET OF SOUTH LAFLIN STREET LYING WEST OF AND ADJOINING SAID LOT 26 IN BLOCK 1 IN SUBDIVISION OF BLOCK 40 IN CANAL TRUSTEES SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-17-302-036-0000  
Address of Real Estate: 1458 W. Flournoy St., Chicago, IL 60607

Together with the tenements and appurtenances thereto belonging.

John A. Casale and Lynn H. Casale are the primary beneficiaries of the Casale Trust dated October 28, 2019. The interests of John A. Casale and Lynn H. Casale, husband and wife, to the homestead commonly known as 1458 W. Flournoy St., Chicago is to be held as Tenants by the Entirety.

This deed is made to said trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said trustee or a successor trustee or trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of each said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by any said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that the time of the delivery thereof 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that any said trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, right, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

DATED this 28th day of October 2019

John A. Casale

Lynn H. Casale

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ATT

REAL ESTATE TRANSFER TAX		03-Dec-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-17-302-036-0000   20191201658679   0-695-368-032		

REAL ESTATE TRANSFER TAX		03-Dec-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-17-302-036-0000   20191201658679   1-475-262-816		

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

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STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF DUPAGE )

Exempt under provision of Section 31-45(e) of the  
Real Estate Transfer Tax Law 35 ILCS 200/31-45(e)  
Date: October 28, 2019;

Representative John A. Casale

I, the undersigned, a Notary Public, DO HEREBY CERTIFY that John A. Casale and Lynn H. Casale, 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 official seal, this 28th day of October 2019.

[Signature]  
Notary Public



This instrument was prepared by Ben A. Neiburger, JD, CPA, Generation Law, Ltd., 747 N. Church Rd., Suite B4, Elmhurst, IL 60126.

<b>MAIL TO:</b> Generation Law, Ltd. 747 N. Church Rd., Suite B4 Elmhurst, IL 60126	<b>SEND SUBSEQUENT TAX BILLS TO:</b> John A. Casale and Lynn H. Casale 1458 W. Flournoy St. Chicago, IL 60607
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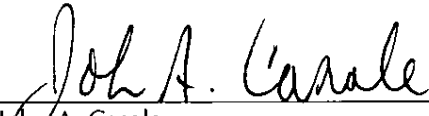
Property of Cook County Clerk's Office


# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

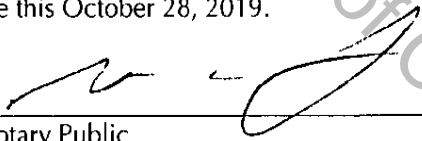
The grantors or their agents affirm that, to the best of their knowledge, the names of the grantors shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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.

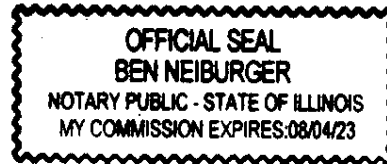
Dated: October 28, 2019

  
\_\_\_\_\_  
John A. Casale

  
\_\_\_\_\_  
Lynn M. Casale

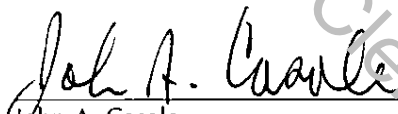
SUBSCRIBED AND SWORN to before me this October 28, 2019.


  
\_\_\_\_\_  
Notary Public



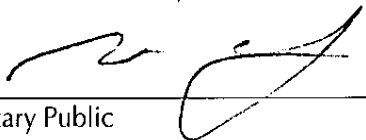
The grantees or their agents affirm and verify that the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

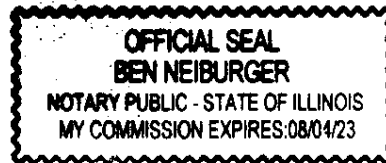
Dated: October 28th, 2019

  
\_\_\_\_\_  
John A. Casale  
Co-trustee of the Casale Trust

  
\_\_\_\_\_  
Lynn H. Casale  
Co-trustee of the Casale Trust

SUBSCRIBED AND SWORN to before me this October 28, 2019.

  
\_\_\_\_\_  
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.