

UNOFFICIAL COPY

Doc#: 1934455034 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/10/2019 09:33 AM Pg: 1 of 2

QUIT CLAIM DEED

IN TRUST

Dec ID 20191201664005
ST/CO Stamp 1-814-889-824
City Stamp 1-264-649-568

C. T. I. /CY

ACKNOWLEDGES

1000 KB

THE GRANTOR, Charles L. Phillips, and Charles L. Phillips, Successor Trustee of the Carol C. Phillips Trust dated January 30, 2013, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY and QUIT CLAIM to Charles L. Phillips, Trustee of the Charles L. Phillips Trust dated January 30, 2013, the following described Real Estate:

LOT ONE (1) IN CRAM'S SUBDIVISION OF BLOCK SIXTEEN (16), (EXCEPT THE SOUTH TWO HUNDRED (200) FEET OF THE EAST ONE HUNDRED TWENTY FOUR (124) FEET THEREOF) OF THE SUPERIOR COURT SUBDIVISION OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION FOUR (4), TOWNSHIP THIRTY EIGHT (38) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 601 W. Root, Chicago, Illinois 60609

PIN: 20-04-120-016-0000

Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises.

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

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The Grantors hereby waive and release any and all right the exemption of homestead from sale or execution or c

d benefit under and by virtue of the Statutes of the State of Illinois providing for wise.

DATED this 24 day of September, 2019

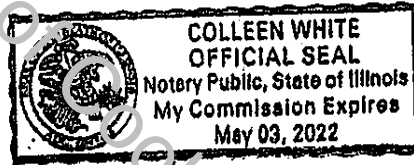
Charles L. Phillips (SEAL)
Charles L. Phillips Successor Trustee, of the
Carol C. Phillips Trust dated January 30, 2013

STATE OF ILLINOIS
COUNTY OF

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that, 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.

WITNESS my hand and official seal this 24th day of September, 2019.


Colleen White
NOTARY PUBLIC



PREPARED BY:
Posey Law Group LLC
106 W. Calendar Court, #85
La Grange, IL 60525

This transaction is exempt under the provisions of Paragraph e, Section 4, of the Real Estate Transfer Tax Act.

MAIL TO/SEND SUBSEQUENT TAX BILLS TO:
Charles L. Phillips, 4188 S. Wallace, Chicago IL 60609



REAL ESTATE TRANSFER TAX	06-Dec-2019
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

20-04-120-009-0000 | 20191201664005 | 1-264-649-568

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

Exempt under provisions of Paragraph e,
Section 4, Real Estate Transfer Tax Act.

12/12/19
Date
[Signature]
Buyer, Seller, or Representative

REAL ESTATE TRANSFER TAX	06-Dec-2019
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

20-04-120-009-0000 | 20191201664005 | 1-814-889-824

I HEREBY DECLARE THAT THE ATTACHED DEED
REPRESENTS A TRANSACTION EXEMPT FROM
TAXATION UNDER THE CHICAGO TRANSACTION
TAX ORDINANCE BY PARAGRAPH(S) 2 OF
SECTION 2001.000 OF SAID ORDINANCE

12/16/19
Date
[Signature]
Buyer, Seller, or Representative