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QUIT CLAIM DEED



19353130810

Doc# 1935313081 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/19/2019 12:22 PM PG: 1 OF 4

THE GRANTORS, **HOWARD AN AND SUE AN**, Husband and Wife as Tenants by the Entirety, of 2708 Independence Avenue, Glenview, Illinois 60026, County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) and 00/100, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM an 50% undivided interest to **HOWARD AN AND SUE AN, AS CO-TRUSTEES OF THE HOWARD AN REVOCABLE TRUST UNDER TRUST AGREEMENT DATED DECEMBER 18, 2019** and an 50% undivided interest to **SUE AN AND HOWARD AN, AS CO-TRUSTEES OF THE SUE AN REVOCABLE TRUST UNDER TRUST AGREEMENT DATED DECEMBER 18, 2019**, of 2708 Independence Avenue, Glenview, Illinois 60026, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit

SEE ATTACHED EXHIBIT "A".

Permanent Real Estate Index Number: **04-34-113-005-0000**

Address of Real Estate: **2708 INDEPENDENCE AVENUE, GLENVIEW, ILLINOIS 60026**

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 199 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, deal, 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

Quit Claim Deed in Trust

Property of Cook County Clerk

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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.


If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.



Dated this 18th day of December, 2019.



HOWARD AN



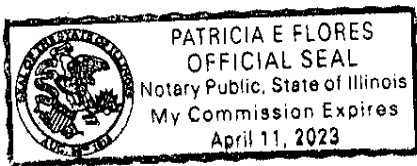
SUE AN

REAL ESTATE TRANSFER TAX		19-Dec-2019
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
04-34-113-005-0000 20191201674406 1-102-230-880		

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **HOWARD AN AND SUE AN** are 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 18th day of December, 2019.

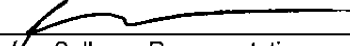




Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

DATE: 12/18/19



Signature of Buyer, Seller or Representative

Prepared by and Mail to:

Rock Fusco & Connelly, LLC
Patrick Clancy
321 N. Clark Street Suite 2200
Chicago, IL 60654

Name and Address of Taxpayer:

Howard An
2708 Independence Avenue
Chicago, Illinois 60026

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1: LOT 618 IN GLENBASE SUBDIVISION UNIT 1, BEING A SUBDIVISION OF LOTS 27 AND 28 (AND PART OF LOT 24) IN GLENVIEW NAVAL AIR STATION SUBDIVISION NO. 2, BEING A SUBDIVISION OF PART OF SECTIONS 15, 21, 22, 23, 26, 27, 28 AND 34, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (OUTLOTS A, B, C, D, E, F, G AND H ARE COMMONS AREAS).

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OVER AND UPON THE COMMON PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SOUTHGATE ON THE GLEN SINGLE FAMILY HOMES RECORDED AS DOCUMENT NUMBER 00206851.

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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, 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 December 18, 2019

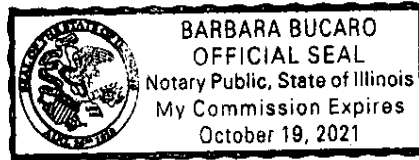
Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said AGENT

this 18th day of December, 2019

[Handwritten Signature]
Notary Public



The grantee 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, 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 December 18, 2019

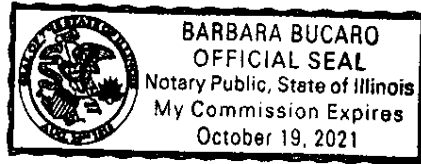
Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the

said AGENT

this 18th day of December, 2019

[Handwritten Signature]
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 of the first offense and of a Class A misdemeanor for subsequent offenses.

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