

# UNOFFICIAL COPY



\*1935316107\*

Doc# 1935316107 Fee \$88.00

CHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/19/2019 12:47 PM PG: 1 OF 3

## QUIT CLAIM DEED IN TRUST

**THIS INDENTURE WITNESSETH**, that the Grantors, William P. Denison and Sara E. Denison, husband and wife

of the County of Cook and the State of Illinois for and in consideration of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, convey

and quit claim unto **FIRST MIDWEST BANK** of 2801 W. Jefferson Street, Joliet, Illinois 60435, its successor or successors as Trustee under the provisions of a trust agreement dated the 19th day of November 2019 known as Trust Number 7757 the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 11 IN KLEIN BROTHERS TRUMBULL AVENUE RESUBDIVISION OF PART OF BLOCKS 7 AND 8 IN ROBERTSON AND YOUNG'S ADDITION TO MORGAN PARK, A SUBDIVISION OF THE SOUTH 100 ACRES (EXCEPT THE NORTH 60 RODS OF THE WEST 40 RODS THEREOF AND EXCEPT THE NORTH 831 FEET OF THE SAID SOUTH 100 ACRES LYING EAST OF THE WEST 40 RODS THEREOF) OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO PART OF SAID NORTH 60 RODS OF THE WEST 40 RODS OF THE SOUTH 100 ACRES, IN COOK COUNTY, ILLINOIS.

**PROPERTY ADDRESS:** 11461 S. Drake Avenue, Chicago, IL 60655

**PERMANENT INDEX NUMBER:** 24-23-213-095-0000

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

Full power and authority is hereby granted to said trustee to 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 directly to a trust grantee or to a successor or successors in trust and to grant to such trust grantee or 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 in futuro, and upon any terms and or 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 or 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.

The Grantors hereby expressly warrant to the Grantee (and all successors in interest), that no toxic waste, noxious, radioactive or hazardous material is stored on, or otherwise exists, upon said premises.

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

Handwritten notes and signatures on the right margin, including "Sx 305" and "Sx 305" with a signature.

# UNOFFICIAL COPY

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, 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.



If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate 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 cases made and provided.

And the said grantors hereby expressly waive and release any and all right of 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 grantors aforesaid have hereunto set their hands and seals this 19th day of November 2019.

(Seal) William P. Denison (Seal) Sara E. Denison

State of Illinois Ss.  
County of Cook

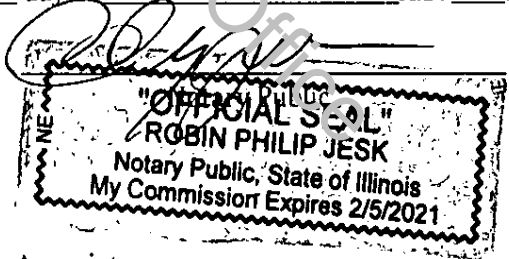
REAL ESTATE TRANSFER TAX		19-Dec-2019
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
24-23-213-095-0000   20191201672175   0-347-354-464		

I, Robin Philip Jeska Notary Public in and for said County, in the State aforesaid, do hereby certify that William P. Denison and Sara E. Denison, husband and wife

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 seal this 19th day of November A.D. 2019

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER ACT  
DATE: November 19, 2019





**AFTER RECORDING**  
**MAIL THIS INSTRUMENT TO:**  
FIRST MIDWEST BANK, Wealth Management  
2801 W. Jefferson Street  
Joliet, Illinois 60435

Robin Philip Jeska & Associates  
15150 S. Cicero Avenue  
Oak Forest, IL 60452

**THIS INSTRUMENT WAS PREPARED BY:**

Robin Philip Jeska  
15150 S. Cicero Avenue  
Oak Forest, IL 60452

**MAIL FUTURE TAX BILLS TO:**  
William P. Denison  
11461 S. Drake Avenue  
Chicago, IL 60655

REAL ESTATE TRANSFER TAX		19-Dec-2019
		CHICAGO: 0.00
		CTA: 0.00
		TOTAL: 0.00 *
24-23-213-095-0000   20191201672175   1-286-681-952		

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

# UNOFFICIAL COPY

## 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: 11 | 19 | 2019

SIGNATURE: [Signature]  
GRANTOR or AGENT

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

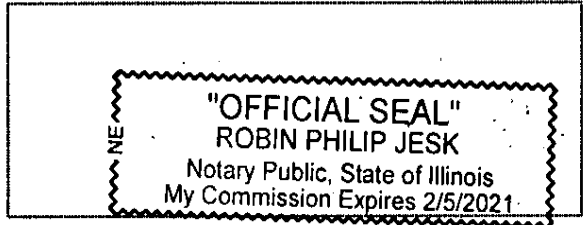
Subscribed and sworn to before me, Name of Notary Public: Robin Philip Jesk

By the said (Name of Grantor): William P. Denison

On this date of: 11 | 19 | 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: 11 | 19 | 2019

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

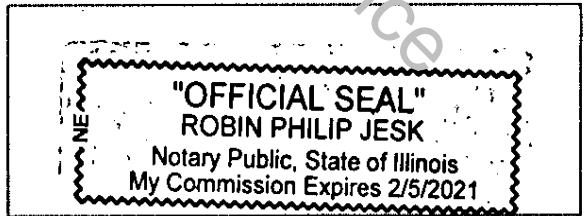
Subscribed and sworn to before me, Name of Notary Public: Robin Philip Jesk

By the said (Name of Grantee): William P. Denison

On this date of: 11 | 19 | 2019

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)**)