

# UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST  
ILLINOIS STATUTORY  
INDIVIDUAL



Doc# 2001622109 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/16/2020 01:28 PM PG: 1 OF 5

THE GRANTOR(S) PHILLIP MCCABE and SHIRLEY KUSSY of the City of Park Ridge, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to SHIRLEY A. KUSSY as TRUSTEE OF SHIRLEY A. KUSSY REVOCABLE TRUST Dated December 28, 2019, of 22 Park Lane, Unit 311, Park Ridge, IL 60068 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit

**See Exhibit "A" attached hereto and made a part hereof**

This is homestead property  
Permanent Real Estate Index Number(s): 09-27-306-145-1073

Address of Real Estate: 22 Park Lane, Unit 311  
Park Ridge, IL 60068

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

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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.

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 28 day of Dec, 2019.

Phillip McCabe

Shirley Kussy



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP

NO. 35599

REAL ESTATE TRANSFER TAX 16-Jan-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

09-27-306-145-1073

20200101692334 | 1-622-627-168

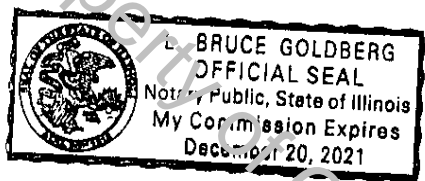


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STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Phillip McCabe and Shirley Kussy, 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 28<sup>th</sup> day of DECEMBER, 20 19.



[Signature]  
Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH E  
SEC 31 - 45, REAL ESTATE TRANSFER TAX LAW  
DATE: 12/28/19

[Signature]  
Signature of Buyer, Seller or Representative

Prepared by:  
L. Bruce Goldberg, Attorney At Law  
1755 Lake Cook Road, #219  
Highland Park, IL 60035

Mail to:  
Shirley A. Kussy, Trustee  
22 Park Lane, #311  
Park Ridge, IL 60068

Name and Address of Taxpayer:  
Shirley A. Kussy, Trustee  
22 Park Lane, #311  
Park Ridge, IL 60068

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## Exhibit "A" – Legal Description

**Parcel 1: Unit 311 together with its undivided percentage interest in the common elements in Park Lane Condominium 1, as delineated and defined in the Declaration recorded as document no. 22996722, as Amended from time to time, in part of Sections 27 and 28, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.**

**Parcel 2: Easement for ingress and egress for the benefit of Parcel 1 as set forth in the Declaration of Easements, Covenants and Restrictions for Park Lane Community Association recorded February 13, 1975 as document no. 22996721.**

Property of Cook County Clerk's Office



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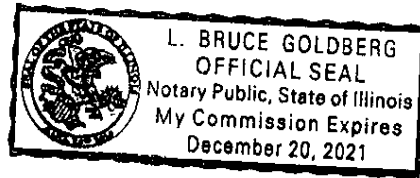
## STATEMENT BY GRANTOR AND GRANTEE

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 title to real estate under the laws of the State of Illinois.

Dated Dec 28th, 2019

Signature: *Shirley G. Kussy*  
Grantor or Agent

Subscribed and sworn to before me  
By the said GRANTEE  
This 28th day of DECEMBER, 2019  
Notary Public *A. Bruce Goldberg*

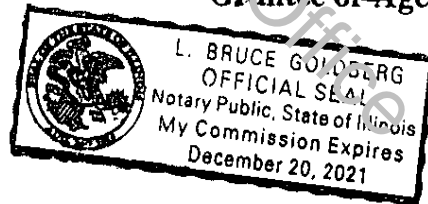


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date Dec. 28th, 2019

Signature: *Shirley G. Kussy*  
Grantee or Agent

Subscribed and sworn to before me  
By the said GRANTEE  
This 28th day of DECEMBER, 2019  
Notary Public *A. Bruce Goldberg*



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.

(Attach 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.)