

# UNOFFICIAL COPY

Prepared by and Mail to:

Katie Clancy, Esq.  
Clancy & Associates, Ltd.  
1001 Warrenville Road, Ste. 500  
Lisle, Illinois 60532



Doc# 2022734051 Fee \$88.00

Send Tax Bill to:

James K. Scherzinger, as Trustee  
Nancy L. Tuohy, as Trustee  
3035 North Clifton Avenue  
Chicago, Illinois 60657

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/14/2020 11:55 AM PG: 1 OF 5

## QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantors, James K. Scherzinger and Nancy L. Tuohy, husband and wife, of the County of Cook and 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 Grantees, James K. Scherzinger, as Trustee of the James K. Scherzinger Trust, u/a/d February 24, 2020, as to an undivided 1/2 interest and Nancy L. Tuohy, as Trustee of the Nancy L. Tuohy Trust, u/a/d February 24, 2020, as to an undivided 1/2 interest, the following described Real Estate in the County of Cook and State of Illinois, to-wit:

LOT 85 IN JOHN P. ALTGELD'S SUBDIVISION OF BLOCKS 6 AND 7 IN THE SUBDIVISION OF BLOCKS 2 AND 3 IN CANAL TRUSTEES' SUBDIVISION IN THE EASE 1/2 OF THE SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 14-29-208-010-0000

PROPERTY ADDRESS: 3035 NORTH CLIFTON AVENUE, CHICAGO, IL 60657

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

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and

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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 to a successor or successors in trust and to grant to such 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 futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 of 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 thereafter.

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 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 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.



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If the title to any of the above lands is now or hereafter registered, the Recorder of Deeds 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 case made and provided.

And the said grantors hereby expressly waives and releases any and all right or 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.

[Signature Page Follows]

REAL ESTATE TRANSFER TAX		10-Aug-2020
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>
14-29-208-010-0000   20200401661266   0-839-745-248		
* Total does not include any applicable penalty or interest due		

REAL ESTATE TRANSFER TAX		13-Aug-2020
 	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>
14-29-208-010-0000   20200401661266   1-044-455-904		

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In Witness Whereof, the grantors aforesaid has hereunto set their hand and seal this \_\_\_ day of February 24, 2020.

James K. Scherzinger  
James K. Scherzinger

Nancy L. Tuohy  
Nancy L. Tuohy

Grantee(s) acceptance under the provision 760 ILCS 5/6.5 of the Trust and Trustees Act.

KMC  
Grantee

2/24/2020  
Date

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that James K. Scherzinger and Nancy L. Tuohy, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 24th day of February, 2020.



Kathleen M Glavac  
NOTARY PUBLIC

Exempt from taxation under the provision 35 ILCS 200/31-45(e) of the Illinois Real Estate Transfer Tax Act.

KMC  
Representative

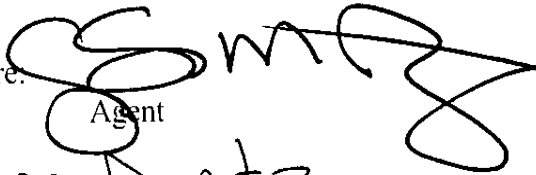
2/24/2020  
Date

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## STATEMENT BY GRANTOR AND GRANTEE

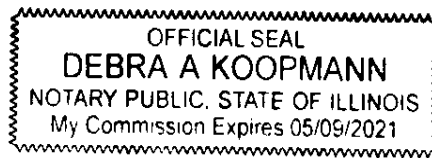
The grantor or his agent affirm that to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either (i) a natural person, (ii) an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, (iii) a partnership authorized to do business or acquire and hold title to real estate in Illinois, or (iv) 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: 4/13, 2020

Signature:   
Agent

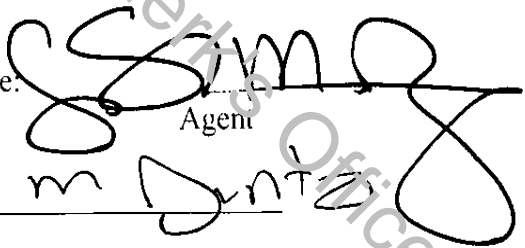
SUBSCRIBED and SWORN to Cynthia M Duntz  
before me this 13 day  
of Apr, 2020.

Debra A. Koopmann  
Notary Public



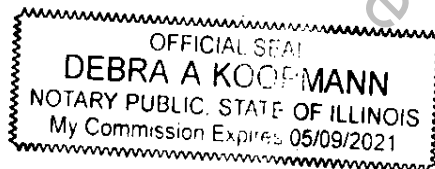
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either (i) a natural person, (ii) an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, (iii) a partnership authorized to do business or acquire and hold title to real estate in Illinois, or (iv) 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: 4/13, 2020

Signature:   
Agent

SUBSCRIBED and SWORN to Cynthia M Duntz  
before me this 13 day  
of Apr, 2020.

Debra A. Koopmann  
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.