

UNOFFICIAL COPY

Prepared by and Return to:
Wilson & Wilson, LLC
3710 Commercial Ave., #14
Northbrook, Illinois 60062

QUIT CLAIM DEED

Doc#. 2025239302 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/08/2020 03:43 PM Pg: 1 of 4

Dec ID 20200701640271

THE GRANTORS, ALINA
DOMIN-TURZA, married to Mark
A. Turza, of the Village of
Northbrook, County of Cook, State
of Illinois, for the consideration of
TEN AND NO/100 (\$10.00)
DOLLARS, and other good and
valuable consideration in hand
paid, conveys and quit claims her
undivided one-half (1/2) interest to ALINA DOMIN TURZA, or her successor(s) in trust, as
Trustee of the ALINA DOMIN TURZA LIVING TRUST DATED June 24, 2020,
and any amendments thereto, the following described Real Estate situated in the County of Cook,
in the State of Illinois, to wit:

LOT 1 IN JAMES P. PALMS SUBDIVISION AS PER PLAT RECORDED AS DOCUMENT
87647668 OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15,
TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

Address of Grantee: 1603 Voltz Court, Northbrook, Illinois 60062

Permanent Real Estate Index Number: 04-15-201-009-0000

Address of Real Estate: 1603 Voltz Court, Northbrook, Illinois 60062

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 are hereby granted to said trustee to improve, manage, protect and
subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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

THE ATTACHED TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF
PARAGRAPH (e) OF SECTION 4 OF THE REAL ESTATE TRANSFER ACT.

Alina Domin Turza 06/24/2020
Signature Date

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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 in 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 hereafter.

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 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.

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And the said grantor 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.

Dated this 24 day of June, 2020.

Alina Domin Turza (SEAL)
ALINA DOMIN-TURZA

The foregoing transfer of title/conveyance is hereby accepted by ALINA DOMIN-TURZA, of Northbrook, Illinois, as Trustee under the provisions of the Alina Domin Turza Living Trust Dated June 24, 2020.

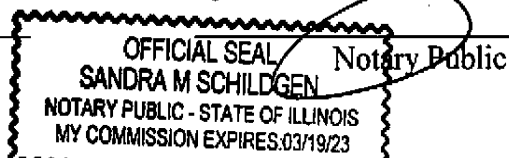
Alina Domin Turza
ALINA DOMIN TURZA, Trustee as
aforesaid

State of Illinois)
)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ALINA DOMIN-TURZA, married to Mark A. Turza, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that her signed, sealed and delivered the said instrument as her 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 24th day of June, 2020.

Commission expires 3.19.23



This instrument was prepared by Wilson & Wilson LLC, 3710 Commercial Avenue, Suite 14, Northbrook, Illinois 60062.

Mail to: Sandra M. Schildgen
Wilson & Wilson LLC
3710 Commercial Avenue, #14
Northbrook, Illinois 60062

Send Tax Bills to:
Alina Domin Turza
1603 Voltz Court
Northbrook, Illinois 60062

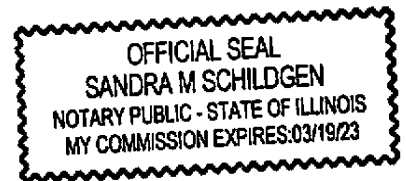
UNOFFICIAL COPY**STATEMENT BY GRANTOR AND GRANTEE**

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 06/24/2020 Signature Aline Domin Turza
Grantor or Agent

Subscribed and sworn to before me by the said Alina Domin Turza affiant
this 24th day of June, 2020

Notary Public [Signature]

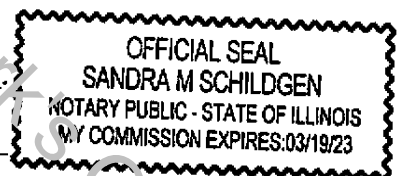


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 06/24/2020 Signature Aline Domin Turza
Grantor or Agent

Subscribed and sworn to before me by the said Alina Domin Turza affiant
this 24th day of June, 2020

Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of the 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)