

# UNOFFICIAL COPY



Chicago Title Insurance Company  
**QUIT CLAIM DEED IN TRUST**

Doc#: 2025921243 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/15/2020 03:43 PM Pg: 1 of 6

Dec ID 20200701627355

THIS INDENTURE WITNESSTH, That the grantor(s) DUANE DELMAR PETERSEN, not personally but as trustee under Trust Agreement dated March 4, 2005 known as the DECLARATION OF TRUST OF THE DUANE DELMAR PETERSEN TRUST DATED MARCH 4, 2005 and LINDA PETERSEN, not personally but as trustee under Trust Agreement dated March 4, 2005 known as the DECLARATION OF TRUST OF THE LINDA PETERSEN TRUST DATED MARCH 4, 2005 of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Quit Claim unto DUANE DELMAR PETERSEN as Trustee under the provisions of a trust agreement dated March 4, 2005, known as the DECLARATION OF TRUST OF THE DUANE DELMAR PETERSEN TRUST DATED MARCH 4, 2005, whose address is 302 Main Street, Lemont, Illinois 60439, and LINDA PETERSEN as Trustee under the provisions of a trust agreement dated March 4, 2005, known as the DECLARATION OF TRUST OF THE LINDA PETERSEN TRUST DATED MARCH 4, 2005, whose address is 302 Main Street, Lemont, Illinois 60439, and TANYA LEE PETERSEN, whose address is 681 Kruk Street, Lemont, Illinois 60439, not as tenants in common but as joint tenants with right of survivorship, the following described Real Estate in the County of Cook and State of Illinois, to wit:

LOT 97 IN HILLTOP ESTATES UNIT 3 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 38, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 87377727, IN COOK COUNTY, ILLINOIS.

***SUBJECT TO:***

Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, General taxes for the year 2019 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2019

PERMANENT TAX NUMBER: 22-28-107-025-0000

Address(es) of Real Estate: 681 Kruk Street, Lemont, IL 60439

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 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

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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 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, 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.

And the said grantor(s) hereby expressly waive(s) and release 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.

In Witness Whereof, the grantor(s) aforesaid have hereunto set \_\_\_\_\_ hand(s) and seal(s) this

25<sup>th</sup> day of June, 2020.



DUANE DELMAR PETERSEN, not personally but as trustee of DECLARATION OF TRUST OF THE DUANE DELMAR PETERSEN TRUST DATED MARCH 4, 2005

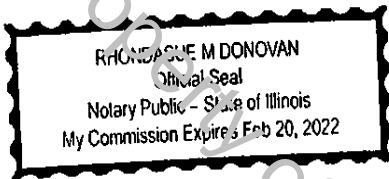


LINDA PETERSEN, not personally but as trustee of DECLARATION OF TRUST OF THE LINDA PETERSEN TRUST DATED MARCH 4, 2005

**UNOFFICIAL COPY**State of Illinois, County of Will

I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DUANE DELMAR PETERSEN and LINDA PETERSEN, personally known to me to be the same person(s) whose name(s) 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 notarial seal, this 25<sup>th</sup> day of June, 2020.



Rhonda Sue M. Donovan (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH 5 SECTION 31-45,

REAL ESTATE TRANSFER TAX LAW

DATE: 6/25/2020

Duane Delmar Petersen  
Signature of Buyer, Seller or Representative

**Prepared By:** John C. Clavio, Attorney  
Clavio, Van Ordstrand & Associates, LLP  
10277 W. Lincoln Highway  
Frankfort, IL 60423

**Mail To:**

John C. Clavio, Attorney  
Clavio, Van Ordstrand & Associations  
10277 W. Lincoln Highway  
Frankfort, IL 60423

**Name & Address of Taxpayer:**

DECLARATION OF TRUST OF THE DUANE DELMAR PETERSEN TRUST DATED MARCH 4, 2005; and DECLARATION OF TRUST OF THE LINDA PETERSEN TRUST DATED MARCH 4, 2005; and TANYA LEE PETERSEN  
302 Main Street  
Lemont, IL 60439

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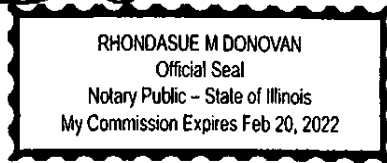
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 6/25/2020

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Agent  
THIS 25<sup>th</sup> DAY OF June  
2020.



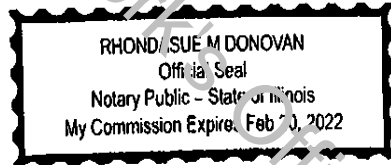
NOTARY PUBLIC [Handwritten Signature]

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 6/25/2020

Signature [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Agent  
THIS 25<sup>th</sup> DAY OF June  
2020.



NOTARY PUBLIC [Handwritten Signature]

**MyDec**

Declaration ID: 20200701027355

Status: Closing Completed

Document No.: Not Recorded

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State/County Stamp: Not Issued

City Stamp:

**COOK COUNTY****Real Estate Transfer Declaration****PROPERTY IDENTIFICATION:**

Address of Property 681 KRUK ST LEMONT 60439-4367  
 Street or Rural Route City ZIP

Permanent Real Estate Index No. 22-28-107-025-0000 Township Lemont

Date of Deed 6/25/2020 Type of Deed Quit Claim Deed

**TYPE OF PROPERTY:**

- Single Family  Commercial  
 Condo, co-op  Industrial  
 4 or more units (residential)  Vacant Land  
 Mixed use (commer. & resid.)  Other (select description)

**INTEREST TRANSFERRED:**

- Fee title  Controlling interest in real estate entity (ord. Sec. 2)  
 Beneficial interest in a land trust  
 Lessee interest in a ground lease  Other (select description)

**LEGAL DESCRIPTION:**

Sec. 28 Twp. Lemont Range 11

LOT 97 IN HILLTOP ESTATES UNIT 3 SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 38, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 87377727, IN COOK COUNTY, ILLINOIS.

**COMPUTATION OF TAX:**

Full actual consideration	0.00
Less amount of personal property included in purchase	0.00
Net consideration for real estate	0.00
Less amount of mortgage to which property remains subject	0.00
Net taxable consideration	0.00
Amount of tax stamps (\$ .25 per \$500 or part thereof)	0.00

**ATTESTATION OF PARTIES:** we hereby declare the full actual consideration and above facts contained in the declaration to be true and correct.

DECLARATION OF TRUST OF THE DUANE DELMAR PETERSEN TRUST DATED MARCH 4, 2005 302 MAIN ST LEMONT 60439-3626  
 Name and Address of Seller Street or Rural Route City ZIP Code

DECLARATION OF TRUST OF THE DUANE DELMAR PETERSEN TRUST DATED MARCH 4, 2005 302 MAIN ST LEMONT 60439-3626  
 Name and Address of Buyer Street or Rural Route City ZIP Code

Buyer has a different mailing address for tax documents.

DECLARATION OF TRUST OF THE DUANE DELMAR PETERSEN TRUST DATED MARCH 4, 2005 302 MAIN ST LEMONT IL 60439-3626  
 Name or company Street address City State ZIP Code

**MyDec**

Declaration ID: 20200701627355

Status: Closing Completed

Document No.: Not Recorded

State/County Stamp: Not Issued

City Stamp:

**UNOFFICIAL COPY****Exempt Transfers****(Select the Appropriate Exemption)**

Exempt transfers are subject to the requirement contained in subsection 7(c) of this ordinance.

7(c) "No transfer shall be exempt from the tax imposed by this ordinance unless the declaration describes the facts supporting the exemption and is accompanied by such supporting documentation as the Recorder may reasonably require."

- Transfer is not exempt.
- A. Transfers of real property made prior to May 21, 1979, where the deed was recorded after that date or assignments of beneficial interest in real property dated prior to August 1, 1985, where the assignment was delivered on or after August 1, 1985;
- B. Transfers involving real property acquired by or from any governmental body or acquired by any corporation, society, association, foundation, or institution organized and operated exclusively for charitable, religious, or educational purposes or acquired by any international organization not subject to local taxes under applicable law;
- FEIN of entity holding IRS Tax Exempt Status \_\_\_\_\_
- Note: Prepare to present proof of IRS tax exempt status, if requested, at time of recording.
- C. Transfers in which the deed, assignment, or other instrument of transfer secures debt or other obligation;
- D. Transfers in which the deed, assignment, or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment, or other instrument of transfer previously recorded or delivered;
- E. Transfers in which the transfer price is less than \$100.00;
- F. Transfers in which the deed is a tax deed;
- G. Transfers in which the deed, assignment, or other instrument of transfer releases property which secures debt or other obligations;
- H. Transfers in which the deed is a deed of partition; provided, however, that if a party receives a share greater than its undivided interest in the real property, then such party shall be liable for tax computed upon any consideration paid for the excess;
- I. Transfers between a subsidiary corporation and its parent or between subsidiary corporations of a common parent either pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets;
- J. Transfers from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock and transfers from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock;
- K. Transfers made pursuant to a confirmed plan of reorganization as provided under section 1146 (c) of Chapter 11 of the U.S. Bankruptcy Code of 1978, as amended;
- Provide bankruptcy court docket number: \_\_\_\_\_
- L. Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filing the declaration; and
- M. Transfers in which the deed or other instrument of transfer is issued to the mortgagee or secured creditor pursuant to a mortgage or security interest foreclosure proceeding or sale or pursuant to a transfer in lieu of foreclosure.