

# UNOFFICIAL COPY

Doc#: 2028939097 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/15/2020 10:48 AM Pg: 1 of 6

## DEED IN TRUST — QUIT CLAIM

THIS INDENTURE, WITNESSETH, THAT THE GRANTORS, THOMAS J. SULLIVAN and ANN M. SULLIVAN of the County of Cook and State of Illinois for and in consideration of the sum of Ten (\$10) in hand paid and of other good and valuable considerations, receipt of which is hereby duly acknowledge, convey, and QUIT CLAIM to ANN M. SULLIVAN, not individually, but as Trustee of the SULLIVAN FAMILY REVOCABLE LIVING TRUST, dated AUGUST 7, 2020, whose address is 916 N Austin, Park Ridge, IL 60068, under the provisions of a certain Trust Agreement dated AUGUST 7, 2020, the following described real estate situated in Cook County, Illinois, to wit. Reserved for Recorder's Office

SEE ATTACHED LEGAL DESCRIPTION-EXHIBIT "A"

Commonly known as 916 N Austin, Park Ridge, Illinois 60068  
Property Index Number: 09-26-105-020-0000  
together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING BELOW ARE MADE A PART HEREOF.

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 exemption or homesteads from sale on execution or otherwise.

MAIN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this 7 day of August, 2020.

Thomas J. Sullivan SEAL  
THOMAS J. SULLIVAN

Ann M. Sullivan SEAL  
ANN M. SULLIVAN

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP

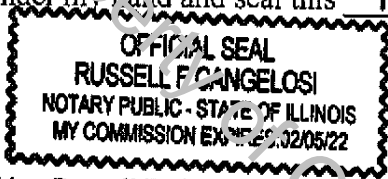
NO. 36324

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State of Illinois )  
 ) ss.  
 County of Cook )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that THOMAS J, SULLIVAN and ANN M. SULLIVAN, 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 said instrument as a 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 7<sup>th</sup> day of August, 2020.



Russell F. Cangelosi  
 NOTARY PUBLIC

Prepared by: Russell F. Cangelosi

Return after recording to:

Send Subsequent tax bills:

Russell F. Cangelosi  
 684 Rose Ave  
 Des Plaines, IL 60016

Thomas & Ann Sullivan  
 916 Austin  
 Park Ridge, IL 60068

### TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect, and subdivide said real estate or any part thereof, to dedicate parks, streets, highways, or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and on 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 on 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 real estate,

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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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) relying on 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 all amendments thereof, if any, and binding on all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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, her, or their predecessor in trust.

This conveyance is made upon the express understanding and condition, that neither SULLIVAN FAMILY REVOCABLE LIVING TRUST, dated 8/7/20, 2020, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment, or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation, or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only as far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails, and proceeds thereof as aforesaid, the intention hereof being to vest in SULLIVAN FAMILY REVOCABLE LIVING TRUST, dated 8/7, 2020 the entire legal and equitable title in fee simple, in and to all of the real estate above described.

Property of Cook County Clerk's Office

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## EXHIBIT "A" LEGAL DESCRIPTION

LOT 20 TOGETHER WITH THE SOUTH½ OF THE ALLEY LYING NORTH OF AND ADJOINING LOT 20 IN BLOCK 1 IN GEORGE GAUNTLETT'S COUNTRY CLUB ADDITION TO PARK RIDGE, BEING A SUBDIVISION IN THE NORTH½ OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 09-26-105-020-0000

PROPERTY ADDRESS: 916 AUSTIN AVENUE, PARK RIDGE, IL 60068

subject only to general real estate truces not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Property of Cook County Clerk's Office

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CHICAGO TITLE INSURANCE COMPANY

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.

AUGUST 7, 2020  
Dated

*Ann M. Sullivan*  
Signature Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID ANN M. SULLIVAN THIS



7 DAY OF August, 2020

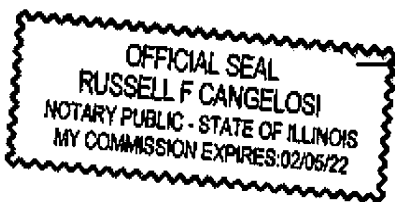
*Russell F. Cangelosi*  
Notary Public

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 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.

AUGUST 7, 2020  
Dated

*Ann M. Sullivan*  
Signature Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID ANN M. SULLIVAN THIS



7<sup>th</sup> DAY OF August, 2020

*Russell F. Cangelosi*  
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.  
[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.]