

# UNOFFICIAL COPY

ATA / GMT Title Agency  
85 W. Algonquin Road, Suite 120  
Arlington Heights, IL 60005  
File # ~~202001~~ 20708367-JL

Doc#. 2031338172 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/10/2020 12:29 PM Pg: 1 of 4  
Dec ID 20201001613575

## QUIT CLAIM DEED IN TRUST

This Document Prepared by and  
After Recording Mail to:

Michael P. Rhoades  
RHOADES LEVY LAW GROUP P.C.  
3400 Dundee Road  
Suite 340  
Northbrook, Illinois 60062  
(847) 870-7600; Fax (847) 308-2036

Grantor, MICHAEL A. VENDAFREDDO, individually as sole surviving heir of STELLA VENDAFREDDO, deceased, married to Lori A. Vendafreddo, of Palatine, Illinois, as Executor of the unproven Will of STELLA VENDAFREDDO, deceased, and as Surviving Co-Trustee of the STELLA VENDAFREDDO Trust Number 92EW47 dated March 18, 1993, legatee under the aforementioned unproven Will, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, conveys and quitclaims to MICHAEL A. VENDAFREDDO, not individually, but as Trustee of the MICHAEL A. VENDAFREDDO GST Separate Trust created under the STELLA VENDAFREDDO Trust Number 92EW47 dated March 18, 1993, as amended, the following described real estate in the County of Cook, State of Illinois:

LOT 16 IN BLOCK 3 IN JOHNSON AND WEBER'S PALATINE RIDGE SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 29, 1926 AS DOCUMENT NUMBER 925778, IN COOK COUNTY, ILLINOIS.

Property Index Number: 02-14-306-035-0000

Commonly known as: 256 East Colfax Street, Palatine, Illinois 60067

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate of 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 upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 real estate, 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

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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 Trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by Trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of Trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

Every deed, trust deed, mortgage, lease, or other instrument executed by Trustee or any successor Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that Trustee or any successor 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 the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY

Dated this 7 day of July, 2020.

Michael A. Vendafreddo  
MICHAEL A. VENDAFREDDO, individually,  
as Executor, and as Surviving Co-Trustee,  
as aforesaid

Exempt under Real Estate Transfer Tax Act, Section 4, Paragraph E.

Dated the 7 day of July, 2020.

Michael A. Vendafreddo  
MICHAEL A. VENDAFREDDO individually,  
as Executor, and as Surviving Co-Trustee,  
as aforesaid

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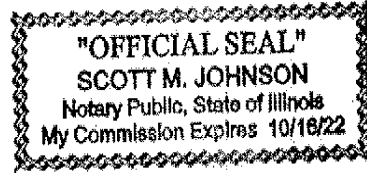
STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify MICHAEL A. VENDAFREDDO, individually as sole surviving heir of STELLA VENDAFREDDO, deceased, as Executor of the unproven Will of STELLA VENDAFREDDO, deceased, and as Surviving Co-Trustee of the STELLA VENDAFREDDO Trust Number 92EW47 dated March 18, 1993, legatee under the aforementioned unproven Will, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 7<sup>th</sup> day of July, 2020.

Scott M. Johnson  
NOTARY PUBLIC

**Send Subsequent Tax Bills to:**  
Michael A. Vendafreddo  
762 North Franklin Avenue  
Palatine, Illinois 60067



Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

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 (ABI) 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 another 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.

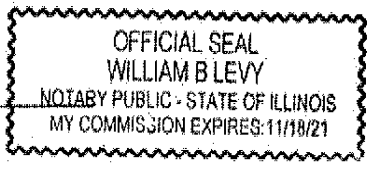
DATED: October 1, 2020 SIGNATURE: *Wesley P. Levy*  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: WILLIAM B. LEVY  
By the said Agent

On this date of 10/1, 2020

NOTARY SIGNATURE: *Wesley P. Levy*



### GRANTEE SECTION

The **GRANTEE** or his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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.

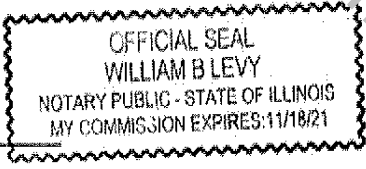
DATED: October 1, 2020 SIGNATURE: *Wesley P. Levy*  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: WILLIAM B. LEVY  
By the said Agent

On this date of 10/1, 2020

NOTARY SIGNATURE: *Wesley P. Levy*



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)