

UNOFFICIAL COPY

QUITCLAIM DEED IN TRUST

Doc#: 2035035103 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/15/2020 11:45 AM Pg: 1 of 3
Dec ID 20201101661631

Prepared by and Return To:
James J. Kash, Attorney at Law
6545 W. Archer
Chicago, Illinois 60638

Mail Tax Bills to:
Cathy A. Pacholik
8828 Nida Court
Hickory Hills, Il 60457

The Grantor, Cathy A. Pacholik, a single woman, of 8828 Nida Court, Hickory Hills, Illinois, County of Cook and State of Illinois, for and in consideration of ten dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and Quit Claims unto MARQUETTE BANK, an Illinois Banking Association, whose address is 9533 W. 143rd St., Orland Park, Illinois 60462, as Trustee under the provisions of a Trust Agreement dated the 13th day of November 2020, and known as Trust Number 30569 (hereinafter referred to as "said trustee", regardless of the number of trustees) and unto all and every successor or successors in trust under said Trust Agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 17 in Alpine Subdivision of the North Half of the South Half of the East Half of the East Half of the Northeast Quarter (except the South 132.70 Feet and also except the North 40.00 Feet) of Section 3, Township 37 North, Range 12, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on May 29, 1964 as Document No. 2152357 in Cook County, Illinois.

P.I.N. 23-03-210-042-0000
ADDRESS: 8828 Nida Court, Hickory Hills, Illinois 60457

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. See following page for terms & powers of trustee. The said grantor hereby expressly waives and releases all rights or benefits under and by virtue of any Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF dated this 13 day of November, 2020

Cathy A. Pacholik
Cathy A. Pacholik

State of Illinois, County of Cook)) SS

I, the undersigned, DO HEREBY CERTIFY THAT Cathy A. Pacholik, a single woman, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she has signed 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.

Dated: Nov 13, 2020 James J. Kash

JAMES J. KASH
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Aug 02, 2023

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EXEMPT UNDER PROVISIONS OF PARAGRAPH E,
35 ILCS 200/31-45, 3, REAL ESTATE TRANSFER ACT

Date 11/13/20 Cathy Pachell
Grantor

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 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 part thereof, from time to time in possession or reversion, leases to commence in praesenti or futuro, and upon any terms and periods of time and to amend, change or modify leases and the terms and provisions thereof at time or times hereafter, to contract to make leases and to grant options to 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, contacted to be sold, leased or mortgage 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 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof 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 in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that a successor or successors in trust, that such successor to 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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STATEMENT BY GRANTOR AND GRANTEE

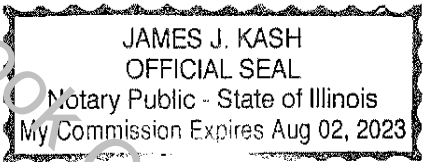
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 Nov 13, 2020

Signature: Cathy Pacholik
Grantor or Agent

Subscribed and sworn to before
me by Cathy A. Pacholik
this 13th day of November, 2020.

James J. Kash
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.

Dated Nov 13, 2020

Signature: Cathy Pacholik
Grantee or Agent

Subscribed and sworn to before
me by Cathy A. Pacholik
this 13th day of November, 2020.

James J. Kash
NOTARY PUBLIC

