

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

Doc#: 2106821345 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/09/2021 02:00 PM Pg: 1 of 5

Dec ID 20201001646086
ST/CO Stamp 1-635-111-904
City Stamp 1-213-461-472

FIDELITY NATIONAL TITLE Q: 20021635

THE GRANTORS, ALISON J. BONN CARITHERS, of the Village of Indian Head Park, State of Illinois, for and in consideration of Ten Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY and QUIT CLAIM to , ALISON J. CARITHERS, TRUSTEE, of the ALISON J. CARITHERS TRUST (dated July 20, 2020 and EDWARD J. CARITHERS, TRUSTEE, EDWARD J. CARITHERS TRUST dated July 20, 2020 the following described Real Estate:

LEGAL DESCRIPTION:

UNIT 1931-1-E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE HOME COURT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION REGISTERED AS DOCUMENT NO. LR3070651, IN THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY

KNOWN AS: 1931 N. Howe, Unit 1E, Chicago, IL 60614

PIN 14-33-303-136-1006

situated in the County of Cook, State of Illinois. The Grantors hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Illinois. Grantees shall have and hold said premises.

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or

UNOFFICIAL COPY

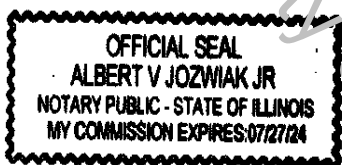
other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.



The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.




(SEAL)

DATED this 1st day SEPTEMBER 20 20

Albert J. Jozwiak Jr

REAL ESTATE TRANSFER TAX		31-Oct-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-33-303-136-1006 20201001646086 1-635-111-904		

REAL ESTATE TRANSFER TAX		31-Oct-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-33-303-136-1006 20201001646086 1-213-461-472		

* Total does not include any applicable penalty or interest due.

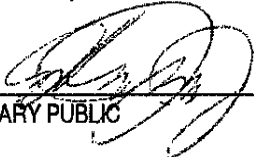
UNOFFICIAL COPY

STATE OF ILLINOIS

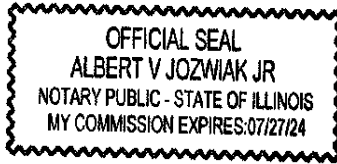
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that ALISON J. BONN CARITHERS, personally known to me to be the same persons whose names 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.

WITNESS my hand and official seal this 1st day of SEPTEMBER, 2020.



NOTARY PUBLIC



PREPARED BY:
Posey Law Group LLC
106 W. Calendar Court, #35
La Grange, IL 60525

MAIL TO/SEND SUBSEQUENT TAX BILLS TO:

Alison Carithers

11230 Sequoya Lane

Indian Head Park, Illinois 60525

Recorder's Office Box No. _____

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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 and hold title to real estate under the laws of the State of Illinois.

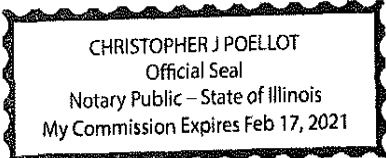
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTOR OR AGENT:

Patricia Ruiz
Signature
Patricia Ruiz
Print Name

Subscribed and sworn to before me this 1st of September, 2020.

Christopher J. Poellot
Notary Public



The grantee or their 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.

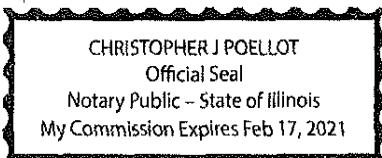
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

GRANTEE OR AGENT:

Patricia Ruiz
Signature
Patricia Ruiz
Print Name

Subscribed and sworn to before me this 1st of September, 2020.

Christopher J. Poellot
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.]

UNOFFICIAL COPY

Exempt under provisions of E
County Transfer Tax Ordinance

09/01/2020 [Signature]
Date Buyer, Seller or Representative

Property of Cook County Clerk's Office