

UNOFFICIAL COPY

QUIT CLAIM DEED

Doc#: 2108512000 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/26/2021 07:06 AM Pg: 1 of 3
Dec ID 20210301655730

THE GRANTORS, Daniel Witte (also known as Daniel M. Witte), divorced, of 114 Marengo Avenue, Forest Park, Cook County, State of Illinois, for the consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to Daniel M. Witte, not individually but as trustee of the Daniel M. Witte Trust dated July 20, 2007, of 114 Marengo Avenue, Forest Park, Cook County, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE SOUTH 1/2 OF LOT 8, BLOCK 11 IN RAILROAD ADDITION TO HARLEM IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-12-412-005-0000
Address of Real Estate: 114 Marengo Avenue, Forest Park, IL 60130

Together with the tenements and appurtenances thereto belonging.

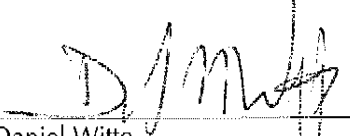
TO HAVE AND TO HOLD the same unto the Grantee and to the proper use, benefit, and behoof forever of said Grantee.

Daniel M. Witte is the primary beneficiary of the Daniel M. Witte Trust dated July 20, 2007. The interest of Daniel M. Witte to the homestead commonly known as 114 Marengo Avenue, Forest Park.

This deed is made to said trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said trustee or a successor trustee or trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of each said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by any 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that any said trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

DATED this 9 day of December, 2020


Daniel Witte

Handwritten initials

EXEMPT
VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 8808
3-4-21
Approved/Date
EXEMPT

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

Exempt under provision of Section 31-45(e) of the
Real Estate Transfer Tax Law 35 ILCS 200/31-45(e)
Date: December 9, 2020;

Representative *[Signature]*

I, the undersigned, a Notary Public, DO HEREBY CERTIFY that Daniel Witte, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day remotely as allowed under 5 ILCS 175/95-20, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 9 day of December, 2020.

[Signature]
Notary Public



This instrument was prepared by:
Ben A. Neiburger, J.D., CFA
Generation Law, Ltd.
747 N. Church Rd., Suite B4,
Elmhurst, IL 60126

MAIL TO: Generation Law, Ltd. 747 N. Church Rd., Suite B4 Elmhurst, IL 60126	SEND SUBSEQUENT TAX BILLS TO: Daniel M. Witte, Trustee 114 Marengo Avenue Forest Park, IL 60130
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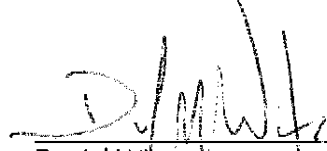
[Handwritten initials DW]

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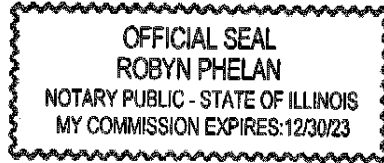
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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: December 9, 2020


Daniel Witte


SUBSCRIBED AND SWORN to
Before me remotely, under 5 ILCS 175/95-20
this 9 day of December 2020



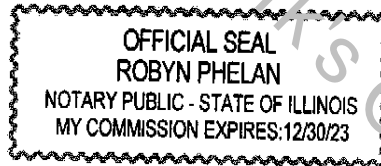

Notary Public

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: December 9, 2020


Daniel M. Witte as trustee of the Daniel
M. Witte Trust

SUBSCRIBED AND SWORN to
Before me remotely under 5 ILCS 175/95-20
this 9 day of December 2020




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.