



Doc# 2109519023 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/05/2021 11:06 AM PG: 1 OF 5

TRUSTEE'S QUIT CLAIM DEED IN TRUST

THIS TRUSTEE'S QUIT CLAIM DEED IN TRUST made this 12th day of March, 2021, by and among Cheryl McGrogan, not individually, but as Trustee of the Cheryl McGrogan Trust dated April 22, 2002 of the Village of Palos Heights, County of Cook, and State of Illinois (the "Grantor"), and Michael T. McGrogan, not individually, but as Trustee of the MICHAEL T. MCGROGAN TRUST DATED APRIL 22, 2002 and Cheryl McGrogan, not individually, but as trustee of the CHERYL MCGROGAN TRUST DATED APRIL 22, 2002 both

currently of 13325 Edinburgh Drive, Palos Heights, IL 60463 (the "Grantees"), MICHAEL T. MCGROGAN and CHERYL MCGROGAN, being husband and wife, grantors and primary beneficiaries of said trusts during their lifetimes, not as joint tenants or tenants in common but as TENANTS BY THE ENTIRETY, WITNESSETH that the Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor, as Trustee of the above-described trust, and of every other power and authority of the Grantor hereunto enabling, hereby CONVEYS and QUITCLAIMS unto the Grantees, all of the Grantor's interest in and to the following described real estate, situated in the County of Cook and State of Illinois, to wit:

Legal description attached hereto and made a part hereof as "Exhibit A"

Property Tax Number: 23-35-416-004-0000

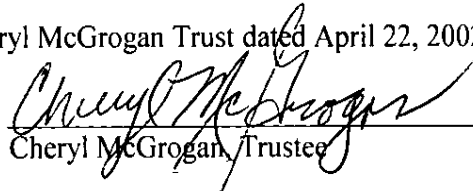
Commonly known as: 13325 Edinburgh Drive, Palos Heights, IL 60463

Exempt under provisions of Paragraph "E" Section 31-45 Real Estate Transfer Tax Law

Cheryl McGrogan Trust dated April 22, 2002

Dated: March 12, 2021

By:


Cheryl McGrogan, Trustee

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 agreements and set forth herein. Each trust has as its grantors, a husband and wife, and said husband and wife are the primary beneficiaries of said trusts, and the interests of the husband and wife in the property are to be held as tenancy by the entirety.

UNOFFICIAL COPY

Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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 trustees; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, 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 thereof, 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 trustees in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustees, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of the trusts have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees in relation to said real estate shall be conclusive evidence in favor of every person relying upon 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 agreements were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Indenture and in said trust agreements or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees were 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 or their predecessor in trust. The said grantors hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor aforesaid has hereunto set her hand and seal this 12th day of March, 2021.



Cheryl McGrogan Trust dated April 22, 2002

By: Cheryl McGrogan

Cheryl McGrogan, Trustee

REAL ESTATE TRANSFER TAX

05-Apr-2021

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00

23-35-416-004-0000

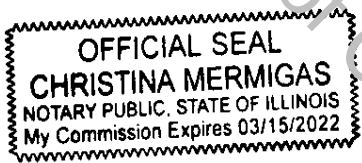
| 20210301682753 | 1-015-662-096


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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Cheryl McGrogan, not individually, but as Trustee of the Cheryl McGrogan Trust dated April 22, 2002, 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 she signed, sealed and delivered the said instrument as her free and voluntary act as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of March, 2021.





Notary Public

My commission expires: 3/15/2022

This instrument was prepared by and after recording mail to:

Christina M. Mermigas
Chuhak & Tecson, P.C.
30 S. Wacker Drive, Ste. 2600
Chicago, IL 60606

Send subsequent tax bills to:

Michael T. McGrogan Trust and
Cheryl McGrogan Trust
13325 Edinburgh Drive
Palos Heights, IL 60463

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EXHIBIT "A" LEGAL DESCRIPTION

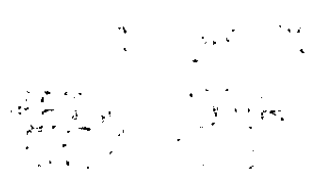
LOT 47 IN MISTY MEADOW UNIT 1, BEING A SUBDIVISION OF PART OF THE EAST ½ OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

RECEIVED
JAN 14 2014



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STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust or is either is 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 their 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: March 12, 2021.

Cheryl McGrogan Trust

By: *Cheryl McGrogan*
Cheryl McGrogan, Trustee

SUBSCRIBED and SWORN to before me this 12th day of March, 2021.



Christina Mermigas
NOTARY PUBLIC

My commission expires: 3/15/2022

The grantee 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 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 their 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: March 12, 2021.

Cheryl McGrogan Trust

By: *Cheryl McGrogan*
Cheryl McGrogan, Trustee

SUBSCRIBED and SWORN to before me this 12th day of March, 2021.



Christina Mermigas
NOTARY PUBLIC

My commission expires: 3/15/2022

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 5 of the Illinois Real Estate Transfer Act.]