



21137190160*

QUIT CLAIM DEED IN TRUST

2129138

Doc# 2113719016 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/17/2021 09:52 AM PG: 1 OF 4

The above space is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s) CHRISTINE L. DUTTGE, a single person and MICHAEL R. TALLER

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand, paid, Convey and quit claim unto PARKWAY BANK AND TRUST COMPANY, 4800 N. Harlem Avenue, Harwood Heights, Illinois 60706, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated May 13, 2021 and known as Trust Number 16289, the following described real estate in the State of Illinois, to-wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AND MADE A PART HEREOF.

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 set forth.

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 any part thereof, from time to time, in possession or reversion, by leases to commence in praesent or futuro, and upon any terms and for any period or periods of time, not exceeding the case of any single demise the term of 198 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 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, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application

REAL ESTATE TRANSFER TAX 13-May-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

12-14-112-025-1089 | 20210501630795 | 0-752-193-808

REAL ESTATE TRANSFER TAX 13-May-2021



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00

12-14-112-025-1089 | 20210501630795 | 0-434-397-456

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

UNOFFICIAL COPY

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 to inquire into the necessity or expediency of any act of said trustee, 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 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 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 said 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 its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and 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.

And the said grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor s aforesaid have hereunto set their hand s and seal s this 13th day of May 20 21

Christine L. Duttge
Signature
Christine L. Duttge
Name

Michael R. Tallis
Signature
Michael R. Tallis
Name

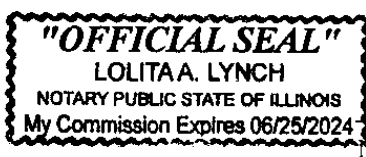
THIS INSTRUMENT WAS PREPARED BY:

J. Sochacki, PARKWAY BANK AND TRUST COMPANY, 4800 N. Harlem Ave., Harwood HTS, IL 60706

STATE OF ILLINOIS / COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Christine L Duttge, a single person and MICHAEL R. TALLIS personally known to me to be the same person s whose name s 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 13th day of May 20 21



Lolita A. Lynch
Notary Public

4623 N. Chester Ave., Unit #311, Chicago, IL 60656
Permanent Index Number(s): 12-14-112-025-1089

PARKWAY BANK AND TRUST COMPANY
4800 NORTH HARLEM AVENUE
HARWOOD HEIGHTS, ILLINOIS 60706

For information only insert street address of above described property

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER TAX ACT.

5/13/2021
DATE BUYER DELIVER OR REPRESENTATIVE

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LEGAL DESCRIPTION

Property: 4623 North Chester Street, Unit 311, Chicago, Illinois 60656

PIN: 12-14-112-025-1089

PARCEL 1:

UNIT 311 - W IN PUEBLO COMMON CONDOMINIUM, AS DELINEATED ON A SURV
OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO
OF LOT 2 IN SCHORSCH FOREST VIEW SHOPPING CENTER, A SUBDIVISION IN
EAST HALF OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 14, TOWNSHIP
40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE
DECLARATION OF CONDOMINIUM REGISTERED AS DOCUMENT LR3142538,
TOGETHER WITH IT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON
ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET
FORTH IN EASEMENT APPURTENANT AGREEMENT DATED JULY 17, 1979 AND
AUGUST 9, 1979 AS DOCUMENT NO. LR3110434 FOR INGRESS AND EGRESS,
COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

GRANTOR/GRANTEE STATEMENT

GRANTOR (or agent)

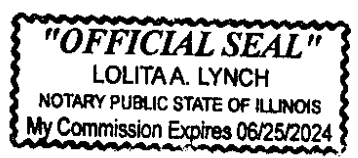
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 May 13, 2021

Signature Michael Tallen
Grantor/Agent

Subscribed and sworn to before me by above noted Grantor/Agent on May 13, 2021

Lolita Lynch
Notary Public



GRANTEE (or agent)

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.

PARKWAY BANK & TRUST CO. as Trustee under Trust No. 16289, and not individually,

Dated May 13, 2021

Signature Juan F. [Signature]
Grantee or Agent

Subscribed and sworn to before me by above noted Grantor/Agent on May 13, 2021

Lolita Lynch
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 a Class A misdemeanor for subsequent offenses. Attach to the deed before recording in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Property Transfer Tax Act.)