

UNOFFICIAL COPY



\*2113922011D\*

Doc# 2113922011 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/19/2021 09:55 AM PG: 1 OF 4

QUIT CLAIM DEED IN TRUST

PROPERTY OF COOK COUNTY CLERK'S OFFICE

THIS INDENTURE WITNESSETH, That the grantor, THOMAS M. CARROLL and MARY ANN SPRINGER, of the County of Cook, State of Illinois, whose address is 10458 South Troy Street, Chicago, Illinois 60655 in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS MARY ANN SPRINGER, whose address is 10458 South Troy Street, Chicago, Illinois 60655, not personally but as Trustee under the provisions of a trust agreement dated the 15<sup>th</sup> day of April, 2021 and known as the MARY ANN SPRINGER DECLARATION OF TRUST dated April 15, 2021, or successor in Trust, the following described Real Estate in the County of Cook and State of Illinois, to wit:


LOT 613 (EXCEPT THE NORTH 1/2 THEREOF) AND ALL OF LOT 614 IN FRANK DELUGACH'S KEDZIE BEVERLY HILLS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST RIGHT OF WAY LINE OF THE GRAND TRUNK RAILROAD IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** covenants, conditions and restrictions of record



PERMANENT TAX NUMBER: 24-13-104-049-0000

Address of Real Estate: 10458 South Troy Street, Chicago, Illinois 60655

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.

REAL ESTATE TRANSFER TAX		19-May-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

24-13-104-049-0000 | 20210401608722 | 0-698-534-160

REAL ESTATE TRANSFER TAX		19-May-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

24-13-104-049-0000 | 20210401608722 | 0-079-800-592

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

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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 praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in 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 of any purchase money, rent, 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 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.

In Witness Whereof, the grantor aforesaid has hereunto set their hand and seal:


this 15 day of April, 2021.

  
 MARY ANN SPRINGER

  
 THOMAS M. CARROLL

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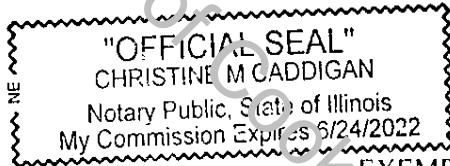
I, **MARY ANN SPRINGER**, as the grantee and as the trustee of this deed, accept this conveyance.

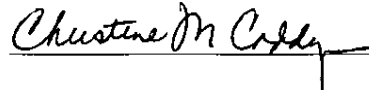
  
\_\_\_\_\_  
**MARY ANN SPRINGER**

State of Illinois  
County of Cook

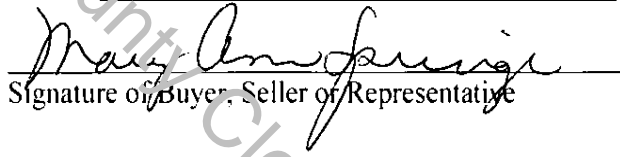
I, Christine M Caddigan, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **MARY ANN SPRINGER**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, 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 15 day of April, 2021.



 (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
(E, SECTION 31 - 45,  
REAL ESTATE TRANSFER TAX LAW  
DATE: 4-15-2021

  
\_\_\_\_\_  
Signature of Buyer, Seller or Representative

**Prepared By:** Eileen Kerlin Walsh  
The Law Offices of Eileen Kerlin Walsh P.C.  
11757 Southwest Highway  
Palos Heights, Illinois 60463

**Return to:**

The Law Offices of Eileen Kerlin Walsh P.C.  
11757 Southwest Highway  
Palos Heights, Illinois 60463

**Mail Tax Bill To:**

MARY ANN SPRINGER  
10458 South Troy Street,  
Chicago, Illinois 60655

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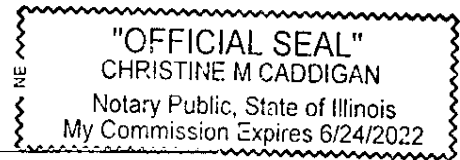
## STATEMENT BY GRANTOR AND GRANTEE

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 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.

Date: 4-15-2021

Signature: *Mary Ann Springer*  
MARY ANN SPRINGER

Subscribed and sworn to before  
Me by the said Mary Ann Springer  
this 15 day of April,  
2021.



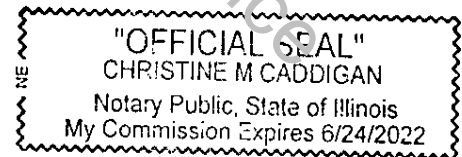
NOTARY PUBLIC *Christine M Caddigan*

The Grantee or her 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 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.

Date: 4-15-2021

Signature: *Mary Ann Springer*  
MARY ANN SPRINGER

Subscribed and sworn to before  
Me by the said Mary Ann Springer  
this 15 day of April,  
2021.



NOTARY PUBLIC *Christine M Caddigan*

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)