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2114542004

QUIT CLAIM DEED IN TRUST Individuals to Trust

Doc# 2114542004 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/25/2021 10:00 AM PG: 1 OF 3

THE GRANTOR, **Roberta Ann Sergeant**, whose principal residence is **1141 S. Leavitt, #112, Flossmoor, IL 60422**, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to **Roberta Ann Sergeant**, not individually, but as Trustee of the **Roberta Ann Sergeant Revocable Trust** dated **March 23, 2021**, whose address is **1141 S. Leavitt, #112, Flossmoor, IL 60422**, of which **Roberta Ann Sergeant**, is the primary beneficiary, and all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description:

UNIT 112 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HAWTHORNE APARTMENTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 22028042, AS AMENDED, IN THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 35 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number:

31-12-202-064 100

Address of Real Estate:

1141 S. Leavitt, Unit 112, Flossmoor, IL 60422

together with the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility easements; roads and highways; and general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years.

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:

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 re-subdivide 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

Handwritten notations: 1/3, 1, 1/2, 1/2, W, RE

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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.

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.

Date: **March 23, 2021**

Accepted by:

Roberta Ann Sergeant
Roberta Ann Sergeant, Individually

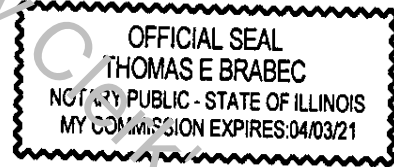
Roberta Ann Sergeant
Roberta Ann Sergeant, Trustee,
Roberta Ann Sergeant Revocable Trust

STATE OF ILLINOIS }
 } SS:
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Roberta Ann Sergeant** personally known to me to be the same person whose names are 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.

SUBSCRIBED and SWORN to before me on **March 23, 2021**.

Thomas E. Brabec (Notary Public)



EXEMPT UNDER PROVISIONS OF PARAGRAPH (e), SECTION 31-45, REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45(e))

DATE: **March 23, 2021**

Thomas E. Brabec
Signature of Buyer, Seller or Representative

| Prepared by: | Mail To: | Name and Address of Taxpayer: |
|---|---|---|
| Thomas E. Brabec Law Offices of Thomas E. Brabec 18154 Harwood Ave., Suite 204 Homewood, IL 60430-2154 | Thomas E. Brabec Law Offices of Thomas E. Brabec 18154 Harwood Ave., Suite 204 Homewood, IL 60430-2154 | Roberta Ann Sergeant, Trustee Roberta Ann Sergeant Revocable Trust 1141 S. Leavitt, #112 Flossmoor, IL 60422 |

| REAL ESTATE TRANSFER TAX | | 13-May-2021 |
|---|-----------|-------------|
| | COUNTY: | 0.00 |
| | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |
| 31-12-202-064-1007 20210301682832 1-612-386-576 | | |

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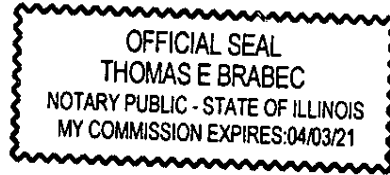
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the 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.

Date: March 23, 2021 Signature: *Roberta Ann Sergeant*
Roberta Ann Sergeant

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID
Roberta Ann Sergeant ON March 23, 2021

Thomas E Brabec
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 title to real estate under the laws of the State of Illinois.

Date: March 23, 2021 Signature: *Roberta Ann Sergeant*
Roberta Ann Sergeant, Trustee,
Roberta Ann Sergeant Revocable Trust

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID
Roberta Ann Sergeant ON March 23, 2021

Thomas E Brabec
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.
[Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]