



2116157038D

QUIT CLAIM DEED

Doc# 2116157038 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/10/2021 02:13 PM PG: 1 OF 5

THE GRANTOR, BARBARA A. RILEY, an unmarried woman, of the Village of Arlington Heights, County of Cook, State of Illinois, for the consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, conveys and quit claims unto BARBARA A. RILEY, or her successor(s) in trust, as Trustee of the BARBARA A. RILEY TRUST DATED JULY 11, 2002, and any amendments thereto, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 304 IN THE PART WELLINGTON AT GEIMER'S GROVE-BUILDING 1 CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 1 IN GEIMER SUBDIVISION, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 20, 2001 AS DOCUMENT NO. 0011092644, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030083484; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS AND CHARGES AND LIENS AND BY-LAWS FOR THE PARK WELLINGTON AT GEIMER'S GROVE UMBRELLA CONDOMINIUM OWNER'S ASSOCIATION

REAL ESTATE TRANSFER TAX	10-Jun-2021
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COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

03-08-214-028-1014 | 20210501647796 | 0-785-106-192

THE ATTACHED TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e) OF SECTION 4 OF THE REAL ESTATE TRANSFER ACT.

Barbara A Riley
Signature

25 May 2021
Date

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RECORDED JANUARY 17, 2003, AS DOCUMENT 0030083483, AS MAY BE AMENDED FROM TIME TO TIME; AND AS DESCRIBED IN THE CROSS EASEMENT AND COST SHARING DECLARATION RECORDED JANUARY 17, 2003 AS DOCUMENT 0030083482, AS MAY BE AMENDED FROM TIME TO TIME.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-18 AND STORAGE SPACE S-18, ALL AS LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0030083484 AS MAY BE AMENDED FROM TIME TO TIME.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Address of Grantor: 3401 N. Carriageway Drive, #304, Arlington Heights, IL 60004

Permanent Real Estate Index Number: 03-08-214-028-1014

Address of Real Estate: 3401 N. Carriageway Drive, #304, Arlington Heights, IL 60004

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 are hereby granted to said trustee 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 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 in 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.

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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, 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 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.

And the said grantor hereby expressly waives and releases 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.

Dated this 25th day of May, 2021.

Barbara A Riley (SEAL)
BARBARA A. RILEY

The foregoing transfer of title/conveyance is hereby accepted by BARBARA A. RILEY, of Arlington Heights, Illinois, as Trustee under the provisions of the Barbara A. Riley Trust Dated July 11, 2002.

Barbara A Riley
BARBARA A. RILEY, Trustee as
aforesaid

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STATEMENT BY GRANTOR AND GRANTEE

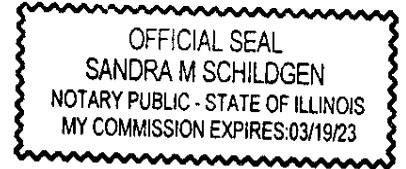
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated 25 May 2021

Signature Barbara A Riley
Grantor or Agent

Subscribed and sworn to before me by the said Barbara A. Riley affiant
this 25 day of May, 2021

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 25 May 2021

Signature Barbara A Riley
Grantor or Agent

Subscribed and sworn to before me by the said Barbara A. Riley affiant
this 25 day of May, 2021

Notary Public _____



Note: Any person who knowingly submits a false statement concerning the identity of the 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)