

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

Doc#: 2117208355 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/21/2021 04:11 PM Pg: 1 of 4

Dec ID 20210601657429
ST/CO Stamp 1-089-680-656

Chicago Title

20016830HH
Accumulation

Above Space for Recorder's Use Only

THIS INDENTURE WITNESSTH, that the Grantors, **NICHOLAS J. DELAURENTIS, JR. and GRACELYN T. DELAURENTIS**, husband and wife, of the County of Cook and State of Illinois for and in consideration of TEN and 00/100 DOLLARS (\$10.00) in hand paid, CONVEY and QUIT CLAIM to **NICHOLAS J. DELAURENTIS, JR. AND GRACELYN T. DELAURENTIS**, Co-Trustees, or their Successors in Trust, under the provisions of a Trust Agreement known as **THE DELAURENTIS FAMILY LIVING TRUST DATED FEBRUARY 11, 2021**, whose address is 18123 Bramlett Drive, Tinley Park, IL 60487, the following described Real Estate in the County of Cook and State of Illinois, to wit:

THAT PART OF LOT 16 IN CHESTNUT MEADOWS, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 16; THENCE SOUTH 89 DEGREES 59 MINUTES 42 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 16, 20.00 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 18 SECONDS EAST 56.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 18 SECONDS EAST 29.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 42 SECONDS EAST 70 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 18 SECONDS WEST 29.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 42 SECONDS WEST 70.00 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 27-34-309-017-0000

Address of Real Estate: 18123 BRAMLETT DR., TINLEY PARK, IL 60487

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 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

UNOFFICIAL COPY


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.


And the said grantors 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 aforesaid has hereunto set her hand and seal this 11th of February 2021.


NICHOLAS J. DELAURENTIS, JR. (SEAL)



GRACELYN T. DELAURENTIS (SEAL)

This transaction is exempt pursuant to paragraph (e) of the Real Estate Transfer Act.


NICHOLAS J. DELAURENTIS, JR.

Date: 2-11-21

The transfer of title and conveyance of the property described above by NICHOLAS J. DELAURENTIS, JR. and GRACELYN T. DELAURENTIS, is hereby accepted by NICHOLAS J. DELAURENTIS, JR. AND GRACELYN T. DELAURENTIS, as Trustees under the provisions of a Trust Agreement known as THE DELAURENTIS FAMILY LIVING TRUST DATED FEBRUARY 11, 2021.

ACCEPTED:

NICHOLAS J. DELAURENTIS, JR., Trustee (SEAL)


GRACELYN T. DELAURENTIS, Trustee (SEAL)

UNOFFICIAL COPY

State of Illinois, County of Cook) ss:

I, Joseph R. Barbaro, a Notary Public in and for said County, in the State aforesaid, do hereby CERTIFY THAT **NICHOLAS J. DELAURENTIS JR. AND GRACELYN T. DELAURENTIS, husband and wife**, personally known to me to be the same people whose names 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 11th day of FEBRUARY 2021.



Joseph R. Barbaro (Notary Public)

Prepared By & Mail To:

Joseph R. Barbaro
Attorney at Law
9760 South Roberts Road, Suite 2A
Palos Hills, Illinois 60465

Name & Address of Taxpayer:

Nicholas J. & Gracelyn T. Delaurentis
18123 Bramlett Dr.
Tinley Park, IL 60487

Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: February 11, 2021

SIGNATURE: Nicholas J. DeLuca, Jr.
/GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

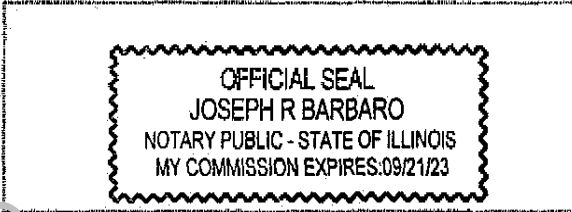
Subscribed and sworn to before me, Name of Notary Public: JOSEPH R. BARBARO

By the said (Name of Grantor): NICHOLAS J. DELUCA, JR.

AFFIX NOTARY STAMP BELOW

On this date of: February 11, 2021

NOTARY SIGNATURE: Joseph R. Barbaro



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: February 11, 2021

SIGNATURE: Nicholas J. DeLuca, Jr.
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

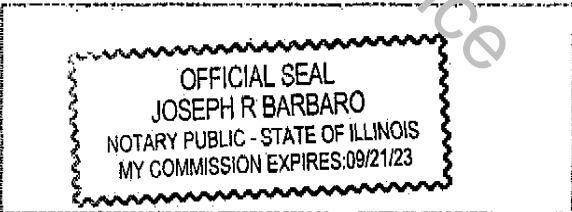
Subscribed and sworn to before me, Name of Notary Public: JOSEPH R. BARBARO

By the said (Name of Grantee): NICHOLAS J. DELUCA, JR.

AFFIX NOTARY STAMP BELOW

On this date of: February 11, 2021

NOTARY SIGNATURE: Joseph R. Barbaro



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**