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QUIT CLAIM DEED IN TRUST

THE GRANTOR, Philip R. Moeller a single man, currently of the Village of River Forest, County of Cook, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars and other valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEYS AND QUIT CLAIMS, to Philip R. Moeller, not individually, but as trustee of the PHILIP R. MOELLER TRUST DATED MAY 17, 2018, as GRANTEE, (hereinafter referred to as "said trustee", regardless of the number of trustees), currently of 444 Ashland Avenue, Unit 3N, River Forest, IL 60305, and unto all and every successor or successor in trust under said trust agreement, 100% of the Grantor's interest in the following described real estate located in County of Cook, State of Illinois, to wit:

Legal Description see Exhibit "A" attached hereto and made part of

Permanent Real Estate Tax Number: 15-12-116-029-1004

Address of Real Estate: 444 Ashland Avenue, Unit 3N, River Forest, IL 60305

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 and set forth herein.

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, 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 thereof, 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



21195190180

Doc# 2119519018 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/14/2021 11:32 AM PG: 1 OF 5

EXEMPTION APPROVED
VILLAGE OF RIVER FOREST

Catherine A. Bayer

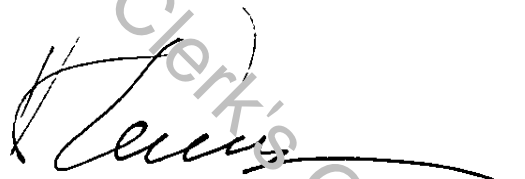
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deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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 or money borrowed or advanced on said premises, or be obliged to see that the terms of the 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 Quit Claim Deed in Trust and by said trust agreement were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Quit Claim Deed 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.

And the undersigned hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois providing the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the undersigned has hereunto set his hand and seal this 2nd day of June, 2021.


Philip R. Moeller

REAL ESTATE TRANSFER TAX

14-Jul-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

15-12-116-029-1004 | 20210701697780 | 0-397-615-888

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VILLAGE OF RIVER FOREST

Catherine A Bayr

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STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Philip R. Moeller, 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 he signed, sealed and delivered the said instrument as his 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 official seal, this 2nd day of June, 2021.



[Handwritten Signature]

Notary Public
My commission expires: 3/15/2022

This instrument was prepared by and after recording should be mailed to:

Christina M. Mermigas
Chuhak & Tecson, P.C.
30 S. Wacker Drive, Suite 2600
Chicago, Illinois 60606

Send subsequent tax bills to:

Philip R. Moeller Trust
444 Ashland Avenue Unit 3N
River Forest, IL 60205

Exempt under provisions of Paragraph "E" Section 31-45 Real Estate Transfer Tax Law

Date: June 2, 2021.

[Handwritten Signature]

Philip R. Moeller

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VILLAGE OF RIVER FOREST
Catherine A. Bayer

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT 3N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 444 ASHLAND CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENTS NO. 0326845119, AS AMENDED IN SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NOS. P-3 AND P-4, AND STORAGE SPACE NO. S-3, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 0010525840 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 0326845118 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

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VILLAGE OF RIVER FOREST

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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 grantor shown on the deed or assignment of beneficial interest in a land trust or is either is a natural person, an Illinois partnership, 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 their 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: June 2, 2021.

[Signature]
Philip R. Moeller

SUBSCRIBED and SWORN to before me this 2nd day of June, 2021.



[Signature]
NOTARY PUBLIC
My commission expires: 3/15/2022

The grantee 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 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 their 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: June 2, 2021.

[Signature]
Philip R. Moeller, Trustee

SUBSCRIBED and SWORN to before me this 2nd day of June, 2021.



[Signature]
NOTARY PUBLIC
My commission expires: 3/15/2022

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 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 5 of the Illinois Real Estate Transfer Act.]

EXEMPTION APPROVED
VILLAGE OF RIVER FOREST

Catherine A. Boyer