

# UNOFFICIAL COPY

## Quitclaim Deed in Trust

Individual to Trustee  
Tenancy by the Entirety

Doc#: 2120104280 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/20/2021 12:07 PM Pg: 1 of 4

Exempt under the Real Estate Transfer  
Tax Law 35 ILCS 200/31-45 (e)

Dated May 13, 2014

Signed Lewis C. Kirk

Dec ID 20210601680946  
ST/CO Stamp 1-954-370-832

1414 Grove

The grantor(s)

**Lewis C. Kirk and Melissa Trier Kirk, husband and wife,**

for and in consideration of ten dollars and other good and valuable consideration, convey(s) and quit claim(s) to

**Lewis C. Kirk as trustee of the Lewis C. Kirk Trust dated May 23, 2014 and  
Melissa Trier Kirk as trustee of the Melissa Trier Kirk Trust dated May 23, 2014  
1414 Grove Street  
Evanston, IL 60201**

all interest in the following described real estate situated in the County of Cook  
in the State of Illinois:

**See Legal Description on the page following the next page**

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois, to have and to hold said premises as husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety forever with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement.

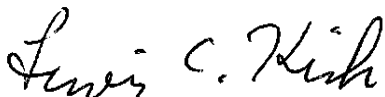
Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; 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

# UNOFFICIAL COPY

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, 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, ease 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.

Dated May 23, 2014

  
\_\_\_\_\_  
Lewis C. Kirk

  
\_\_\_\_\_  
Melissa Trier Kirk

CITY OF EVANSTON  
**EXEMPTION**

REAL ESTATE TRANSFER TAX

24-Jun-2021



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

10-13-417-003-0000

| 20210601680946 | 1-954-370-832

This Document was prepared by  
**Michael D. Poulos**  
**POULOS BLACK P.C.**  
LAWYERS  
1724 Sherman Avenue, Suite 201  
Evanston, Illinois 60201-5607  
Telephone 847-492-9800  
Fax 847-492-9801  
www.PoulosLaw.com



Mail to: Michael D. Poulos  
1724 Sherman Avenue, Suite 201  
Evanston, IL 60201

# UNOFFICIAL COPY

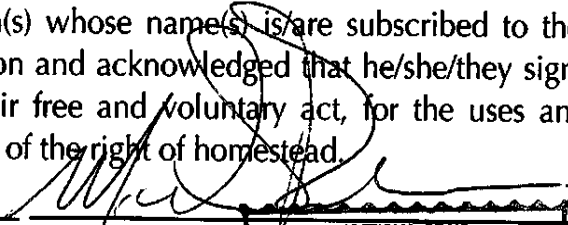
State of Illinois }  
County of Cook } ss.

The undersigned, a Notary Public in and for the State and County aforesaid, certify that

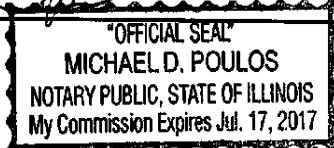
**Lewis C. Kirk and Melissa Trier Kirk, husband and wife**

personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated May 23, 2014



Notary Public



### Legal Description

**Lot 17 in A. J. Brown's Subdivision of Lots 11, 12, and 13 in Block 58 in Evanston in the Northeast Quarter of the Southeast Quarter of Section 13, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois**

**Lewis C. Kirk is the settlor and primary beneficiary of the Lewis C. Kirk Trust dated May 23, 2014 which is a revocable inter vivos trust. Melissa Trier Kirk is the settlor and primary beneficiary of the Melissa Trier Kirk Trust dated May 23, 2014. Lewis C. Kirk and Melissa Trier Kirk are married to each other. The real estate described above is their homestead property. The interests of Lewis C. Kirk and Melissa Trier Kirk as husband and wife to the homestead property are to be held as tenants by the entirety.**

Commonly Known As **1414 Grove Street, Evanston, IL 60201**  
Permanent Index Number **10-13-417-003-0000**

Mail to and

Send Subsequent Tax Bills to Lewis and Melissa Kirk, Trustees  
1414 Grove Street  
Evanston, IL 60201

# UNOFFICIAL COPY

## Statement by Grantor and Grantee

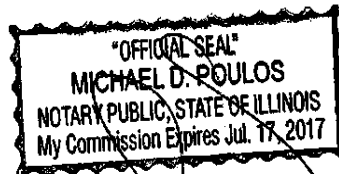
The grantor(s) or the grantor(s)'s agent(s) affirms that, to the best of his/her/their knowledge, the name of the grantor(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or a foreign corporation authorized to do business or 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 May 23, 2014

Lewis C. Kirk

State of Illinois }  
County of Cook } ss.

Subscribed and sworn to before me  
May 23, 2014



[Signature]

Notary Public

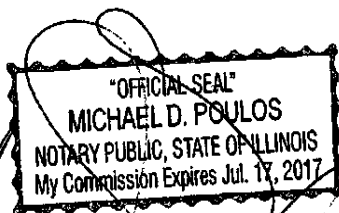
The grantee(s) or the grantee(s)'s agent(s) affirms that, to the best of his/her/their knowledge, the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or a foreign corporation authorized to do business or 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 May 23, 2014

Melissa Trice Kirk

State of Illinois }  
County of Cook } ss.

Subscribed and sworn to before me  
May 23, 2014



[Signature]

Notary Public