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2120422052

Doc# 2120422052 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/23/2021 03:05 PM PG: 1 OF 4

QUITCLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH,
that the Grantor(s) Carmen Frayre,

divorced and not since then remarried

of the County of Cook
and State of ILLINOIS for and in
consideration of TEN AND NO/100
Dollars, and other good and valuable
considerations in hand paid, CONVEY
AND QUITCLAIM

unto the MARQUETTE BANK, an Illinois Banking Association., whose address is 9533 W. 143rd St., Orland Park,
Illinois 60462 as Trustee under the provisions of a trust agreement dated the 16 day of November , 20 20
and known as Trust Number 30596 the following described Real Estate in the County
of Cook and State of Illinois, to-wit:

Lot 24 in Block 10 in Subdivision of Blocks 7 and 10 in S.J. Glover's Addition to Chicago Being That Part of The
West 1/2 of the Northwest 1/4 of Section 26, Township 39 North, Range 13 East of the Third Principal Meridian,
Lying South of the South Line of Right of Way of Chicago, Burlington and Quincy Railroad, in Cook County, Illinois.

Property Address: 2533 S. Springfield Avenue, Chicago, Illinois 60623.

Permanent Index No: 16-26-120-010-0001

TO HAVE AND TO HOLD, the premises with the appurtenances upon the trusts and for the uses and
purposes herein and in said trust agreement set forth. See reverse side for terms and powers of trustee. 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 his hand and seal this

23 day of November, 20 20

X Carmen Frayne

Signature Carmen Frayne

Signature

STATE OF ILLINOIS

SS

COUNTY OF COOK

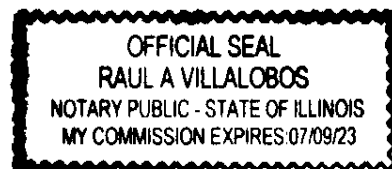
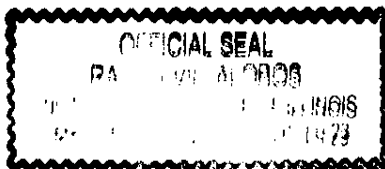
I, the undersigned, a Notary Public, in and for said County in the State aforesaid do hereby certify that
Carmen Frayne

personally known to me to be the same person(s) whose name(s) she 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, including the release and waiver of the right of homestead.

Dated 23 November 20



[Signature]


Notary Public



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Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
 Sub par. 4 and Cook County Ord. 93-0-27 par. E
 Date 7/23/2021 Sign [Signature]

REAL ESTATE TRANSFER TAX		23-Jul-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-26-120-010-0000 20210701610964 0-311-241-488		

REAL ESTATE TRANSFER TAX		23-Jul-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
16-26-120-010-0000 20210701610964 0-469-715-728		

*Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

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TERMS AND CONDITIONS

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 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 futuro, and upon any terms and period 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 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 consideration 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 mortgage 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 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 a successor or successors in trust, that such successor to successors in trust have been properly appointed and fully vested with all the title, estate, rights, power, 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register for note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

AFTER RECORDING, PLEASE MAIL TO:
 Marquette Bank/Trust Department
 9533 W. 143rd Street
 Orland Park, Illinois 60462

THIS INSTRUMENT WAS PREPARED BY:
Villalobos & Associates
1620 W. 18th Street
Chicago IL 60608

Mail Real Estate Tax bills to: _____

UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY:

Raul A Villalobos (Villalobos & Associates)

1620 West 18th Street

Chicago, Illinois 60608

AFTER RECORDING, PLEASE MAIL TO:

Raul A Villalobos (Villalobos & Associates)

1620 West 18th Street

Chicago, Illinois 60608

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.

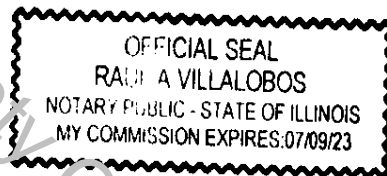
Dated 11/23 2020

X Owen Fagnu
Signature Grantor or Agent

Subscribed and sworn to before me this

23 day of Nov 2020

[Signature]
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.

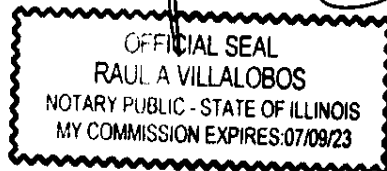
Dated 23 Nov 2020

[Signature]
Signature Grantee or Agent

Subscribed and sworn to before me this

23 day of Nov 2020

[Signature]
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 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.)