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QUIT CLAIM DEED

MAIL TO: Stacy T. Beutler Beutler Law Center, Ltd. 16335 Harlem Ave. 4th Floor Tinley Park, Illinois 60477

NAME & ADDRESS OF TAXPAYER:

Diana M. Swalec 5225 James Lane, Unic 1402 Crestwood, IL 60418



(The above space for recorder's use only)

THE GRANTOR, Diana M. Swalec, a widow not since remarried and not in a civil union, of 5225 James Lane, Unit 1402, Crestwood, Cook County, Illinois, for and in consideration of Zero Dollars and Other Valuable Consideration in hand paid, conveys and quitclaims to the GRANTEE, Diana M. Swalec, as TRUSTEE of the Diana M. Swalec Revocable Living Trust dated March 27, 2012, of 5225 James Lane, Unit 1402, Crestwood, Illinois, and all and every Successor Trustee or Trustees, the following described Real Estate:

PARCEL 1: UNIT 1402 IN SANDPIPER SOUTH CONDOMINIUM NO. 7 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 14 THROUGH 17 IN SANDPIPER SOUTH SUBDIVISION UNIT NO. 6, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINO'S WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24683759 AND AMENDED BY DOCUMENTS 24708579 AND 2/708580, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS MADE BY BEVERLY BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 22, 1972, AND KNOWN AS TRUST NO. 8-4011 RECORDED DECEMBER 12, 1973 AS DOCUMENT 22570315 AND AS AMENDED BY DOCUMENT 24683760.

Permanent Real Estate Index Numbers: 28-04-301-018-1002

Property Address: 5225 James Lane Unit 1402, Crestwood, IL 60418

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situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Laws of this State; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

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In no case shall any party dealing with this said Trustee or Successor Trustee or Trustees in relation to said premises be obligated to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of 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, 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor in trust, that such successor or successors in trust has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

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|-----------------------------|----------------|--|------------------|-------------------------|---|----------------|---------------------|----------------------|
| DATED this _ | 16 day o | of Time | | .1 | REAL ESTATE | TRANSFER | TAX COUNTY: | 16-Jul-202 |
| 10. | 1 | Ox. | | | | | ILLINOIS: TOTAL: | 00.0 00.0 00.0 |
| DIANA M. SV | VALEC | alde Op | | | 28-04-301- | ·018-1002 | 20210601680317 | 0-258-560-784 |
| EXEMPT UNI ILCS 200/31-4 | | SIONS OF SEC | T.O.J. 31-45(e) | OF THE R | REAL ESTA | ATÉ TR | ANSFER TAX | (LAW, 35 |
| Date: 6-1 | 6-2021 | | Repl | Sentative | h | | | |
| STATE OF II | LLINOIS |) | | 77 | | | | |
| COUNTY OF | · |) SS. | | | Clary | | | |
| foregoing instr | ument, appear | Boelim . Swalec, perso ed before me the luntary act, and | is day in person | and acknow | for the said the person wledged that | County whese r | ied and deliver | ed the said |
| Given under m | ny hand and n | otary seal this | | | | | C | |
| day o | of <u>Vime</u> | <u></u> | , 2021 | | | | | |
| <u>Esti</u> | Notary Publi | uleur | | ERIKA IOTARY PUBLIC. | IAL SEAL SOEHM STATE OF ILLING EXPIRES: 04/03/26 | | | |

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The Grantors or their agent affirms that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either a natural persons, and Illinois corporation or foreign corporation 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 this 6 day of Vuce | , 2021 |
|---|-----------------------------------|
| St IR | |
| Grantor(s) or Agent | _ |
| | |
| Subscribed and sworn to before me by the said | |
| Stacy T. Beutler his 16 | *********** |
| | OFFICIAL SEAL ERIKA BOEHM |
| day of | NOTARY PUBLIC, STATE OF ILLINOIS |
| Osley bellen | MY COMMISSION EXPIRES: 04/03/2025 |
| Notary Public | |
| O _A | |

The Grantees or their agent affirms and verifies that the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either a natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a corporation 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 me State of Illinois.

| Dated this 16 day of Vucce | , 2021 |
|---|-----------------------------------|
| Ja M | Tis |
| Grantee(s) or Agent | _ |
| | |
| Subscribed and sworn to before me by the said | |
| Strag T. BrewHer this 16 | OFFICIAL SEAL ERIKA BOEHM |
| | NOTARY PUBLIC, STATE OF ILLINOIS |
| day of <u>Vieue</u> , 2021 | MY COMMISSION EXPIRES: 04/03/2025 |
| Oster Gullen | |
| 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.)