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**QUIT CLAIM DEED
DEED IN TRUST
Tenants by the Entirety**

Doc#: 2124404332 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/01/2021 03:30 PM Pg: 1 of 5

Dec ID 20210801657724
ST/CO Stamp 0-378-556-176
City Stamp 1-720-733-456

THIS INSTRUMENT HAS BEEN SENT FOR RECORDING
BY PRAIRIE TITLE, AS AN ACCOMMODATION ONLY.
IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION
OR AS TO THE EFFECT UPON TITLE.

THE GRANTORS, ALLEN MITCHELL TIBSHRANY, as Trustee of the ALLEN MITCHELL TIBSHRANY TRUST DATED DECEMBER 6, 2012, and AMY TIBSHRANY, married to each other, and of 4039 N. Greenview Avenue, City of Chicago, County of Cook, State of Illinois, 60302, and in consideration of \$10.00 in hand paid, convey(s) and quit claim(s) to ALLEN MITCHELL TIBSHRANY, as Trustee of the ALLEN MITCHELL TIBSHRANY TRUST DATED DECEMBER 6, 2012, and AMY SARA TIBSHRANY, as Trustee of the AMY SARA TIBSHRANY TRUST DATED DECEMBER 6, 2012, and not as tenants in common or as joint tenants but as Tenants by the Entirety, and any amendments thereto, and unto all and every successor or successors in trust under the trust agreement, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

ADDRESS: 4039 N. GREENVIEW AVENUE, CHICAGO, IL 60614
LEGAL DESCRIPTION: SEE ATTACHED

SUBJECT TO: all easements, covenants, restrictions and conditions of record; all obligations to pay future real estate taxes, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-17-313-006-0000
Address of Real Estate: 4039 N. GREENVIEW AVENUE, CHICAGO, IL 60614

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 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

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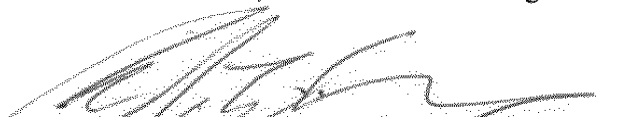
any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion 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 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.

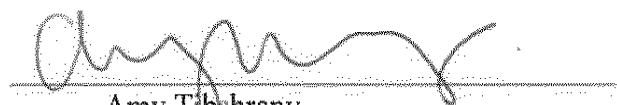
In no other case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, money borrowed or advanced 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 grantor(s) hereby expressly waive(s) and release(s) 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 Grantors have signed and dated this day of 30th of June 2021


 Allen Mitchell Tibshrany, as Trustee of the Allen
 Mitchell Tibshrany Trust Dated December 6, 2012


 Amy Tibshrany

STATE OF ILLINOIS, COUNTY OF COOK ss.

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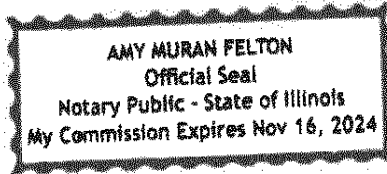
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Allen Mitchell Tibshrary and Amy Tibshrary, a/k/a Amy Sara Tibshrary, personally known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, 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 official seal, this 30th day of June, 2021

Amy Muran Felton (Notary Public)

Exempt under provisions of Paragraph D Section 31-45,
Real Estate Transfer Tax Law


Date:
Amy Muran Felton
Signature Buyer, Seller or Representative



Prepared By:
Amy Muran Felton, Esq.
332 Linden Ave.
Oak Park, Illinois 60302

Mail To:
Amy Muran Felton, Esq., 332 Linden Ave., Oak Park, Illinois 60302

Name and Address of Taxpayer/Address of Property: Allen Mitchell Tibshrary Trust and Amy Sara Tibshrary Trust, 4039 N. Greenview Avenue, Chicago, IL 60614

REAL ESTATE TRANSFER TAX		31-Aug-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-17-313-006-0000 | 20210801657724 | 1-720-733-456
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		31-Aug-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-17-313-006-0000 | 20210801657724 | 0-378-556-176

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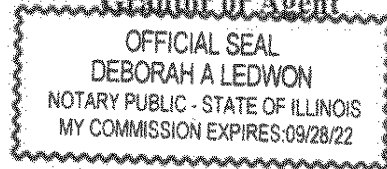
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 8/31, 2021

Signature: Amy Muehlstein
Grantor or Agent

Subscribed and sworn to before me
By the said Amy Muehlstein
This 31 day of August, 2021.
Notary Public Deborah A Ledwon

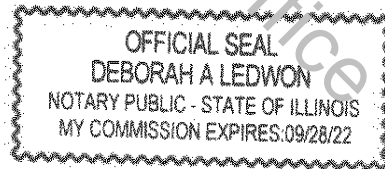


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date 8/31, 2021

Signature: Amy Muehlstein
Grantee or Agent

Subscribed and sworn to before me
By the said Amy Muehlstein
This 31 day of August, 2021.
Notary Public Deborah A Ledwon



Note: Any person who knowingly submits a false statement concerning the identity of 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 4 of the Illinois Real Estate Transfer Tax Act.)

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THE SOUTH ½ OF LOT 17 IN BLOCK 3 IN ASHLAND'S ADDITION TO RAVENSWOOD, IN THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office