

# UNOFFICIAL COPY



\*21244150650\*

## QUIT CLAIM DEED

Doc# 2124415065 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/01/2021 04:07 PM PG: 1 OF 3

THE GRANTOR, Victor P. Alesi, a married man, of 3124 Louis Street, Franklin Park, Cook County, State of Illinois, for the consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to Victor P. Alesi and Jean M. Alesi, not individually, but as Co-Trustees of the Alesi Trust dated August 16, 2021, of 3124 Louis Street, Franklin Park, IL 60131, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 3-202 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN GLENLAKE CONDOMINIUM NO. 2 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 99465987, AS AMENDED FROM TIME TO TIME, IN PART OF THE SOUTH FRACTIONAL HALF OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO: REAL ESTATE TAXES NOT YET DUE AND PAYABLE; THE ILLINOIS CONDOMINIUM PROPERTY ACT; THE CONDOMINIUM DECLARATION; THE HOMEOWNER'S DECLARATION FOR GLENLAKE; COVENANTS, CONDITIONS AND RESTRICTIONS AND BUILDING LINES OF RECORD; EASEMENTS EXISTING OR OF RECORD; SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED AND DRAINAGE DISTRICT OR OTHER ASSESSMENTS OR INSTALLMENTS THEREOF, NOT DUE AS OF THE DATE OF CLOSING.

GRANTOR ALSO HEREBY GRANTS AND ASSIGNS TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS, PARKING SPACE NUMBER P3-51 AND STORAGE SPACE NUMBER S3-51 WHICH ARE LIMITED COMMON ELEMENTS AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

Permanent Real Estate Index Number: 13-18-409-074-1098  
Address of Real Estate: 6450 W. Berteau Avenue, Unit 202, Chicago, IL 60634

Together with the tenements and appurtenances thereunto belonging.

This is not homestead property.

TO HAVE AND TO HOLD the same unto the Grantee and to the proper use, benefit, and behoof forever of said Grantee.

This deed is made to said trustees, 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 trustees are lawfully entitled to rely on this power to convey without further inquiry into the power of the trustees unless the grantees have actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said trustees or a successor trustee or trustees in relation to said premises be obliged to

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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 each 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 any said trustees 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 any said trustees were 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 or successors 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.

DATED this 16th day of August 2021.

Victor P. Alesi  
 Victor P. Alesi

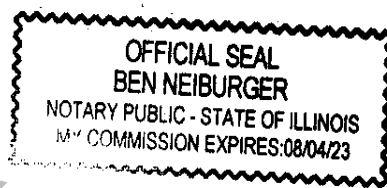
STATE OF ILLINOIS )  
 ) ss.  
 COUNTY OF COOK )

Exempt under provision of Section 31-45(e) of the  
 Real Estate Transfer Tax Law 35 ILCS 200/31-45(e)  
 Date: August 16, 2021;  
 Representative Victor P. Alesi

I, the undersigned, a Notary Public, DO HEREBY CERTIFY that Victor P. Alesi, 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 16th day of August 2021.

[Signature]  
 Notary Public



This instrument was prepared by Ben A. Neiburger, JD, CPA, Generation Law, Ltd., 747 N. Church Rd., Suite B4, Elmhurst, IL 60126.

<b>MAIL TO:</b> Generation Law, Ltd. 747 N. Church Rd., Suite B4 Elmhurst, IL 60126	<b>SEND SUBSEQUENT TAX BILLS TO:</b> Victor P. Alesi and Jean M. Alesi, Co-Trustees 3124 Louis Street Franklin Park, IL 60131
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<b>REAL ESTATE TRANSFER TAX</b>		01-Sep-2021
	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00 *

13-18-409-074-1098 | 20210901660388 | 0-458-542-864

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

<b>REAL ESTATE TRANSFER TAX</b>		01-Sep-2021
	<b>COUNTY:</b>	0.00
	<b>ILLINOIS:</b>	0.00
	<b>TOTAL:</b>	0.00

13-18-409-074-1098 | 20210901660388 | 1-985-621-776

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## STATEMENT BY GRANTOR AND GRANTEE

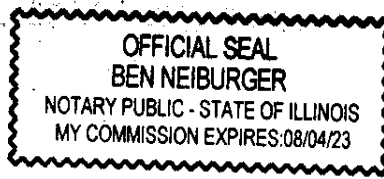
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: August 16, 2021

Victor P. Alesi  
Victor P. Alesi

SUBSCRIBED AND SWORN to before  
me this August 16, 2021.

[Signature]  
Notary Public



The grantees or their agents affirm and verify that the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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 and hold title to real estate under the laws of the State of Illinois.

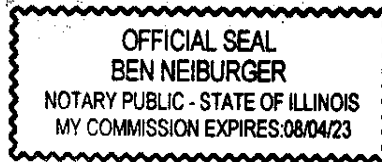
Dated: August 16, 2021

Victor P. Alesi  
Victor P. Alesi, as Co-Trustee of the Alesi Trust

Jean M. Alesi  
Jean M. Alesi, as Co-Trustee of the Alesi Trust

SUBSCRIBED AND SWORN to before  
me by this August 16, 2021.

[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.*