

UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)

Doc#: 2128155209 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/08/2021 03:08 PM Pg: 1 of 4

Dec ID 20211001600032

THE GRANTOR
Jacqueline Cimino, widowed
and not since remarried,
9228 Kylemore Court,
Tinley Park

Above space for Recorder's Office Only

of the County of Cook, and State of Illinois for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and Quit Claims to Jacqueline Cimino, as **Trustee under the terms and provisions of a certain Trust Agreement dated the 9th day of August, 2021 and designated as the Jacqueline Cimino Revocable Trust Agreement**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LEGAL DESCRIPTION ATTACHED

Permanent Real Estate Index Number(s): 27-34-301-002-0000
Address(es) of real estate: 9228 Kylemore Court, Tinley Park, Illinois 60477

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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4. In the event of the inability, refusal of the Trustee herein named, to act, Christopher Cimino is appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

DATED this 9th day of August, 2021

PLEASE
PRINT OR
TYPE NAMES
BELOW
SIGNATURE(S)

Jacqueline Cimino (SEAL)
Jacqueline Cimino

The transfer of title and conveyance herein is hereby accepted by Jacqueline Cimino, Trustee of the Jacqueline Cimino Revocable Trust Agreement dated August 9, 2021.

Jacqueline Cimino
Jacqueline Cimino, Trustee

State of Illinois, County of Cook ss. I, the undersigned a Notary Public in and for said County, in the State of Illinois, aforesaid, DO HEREBY CERTIFY that Jacqueline Cimino, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of August, 2021.

Commission expires May 4, 2024

Mary E Oskielunas
NOTARY PUBLIC

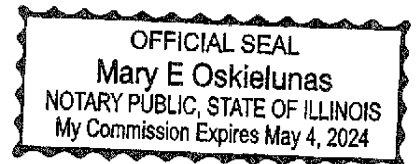
This instrument was prepared by: Colleen Muentzer, Attorney at Law, 7120 W. 127th St., Palos Heights, IL 60463

MAIL TO:
Colleen Muentzer
7120 W. 127th Street
Palos Heights, IL 60463

SEND SUBSEQUENT TAX BILLS TO
Jacqueline Cimino
9228 Kylemore Court
Tinley Park, Illinois 60477

OR
Recorder's Office Box No. _____

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT SEC. 4
PER PAR. e AND COOK COUNTY ORD. 95164 PAR. e
DATE: 8-9-2021 SIGNATURE Colleen Muentzer



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LEGAL DESCRIPTION

PARCEL 1: LOT 1 IN CALEDONIA MEADOWS OF TINLEY PARK, SECTION 1, A SUBDIVISION OF PART OF THE NORTHERN 15 ACRES OF THE NORTH HALF OF THE WEST THREE FOURTHS OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS OVER PRIVATE ROADS AS SHOWN ON PLAT OF CALEDONIA MEADOWS OF TINLEY PARK SECTION 1, AFORESAID.

Property of Cook County Clerk's Office

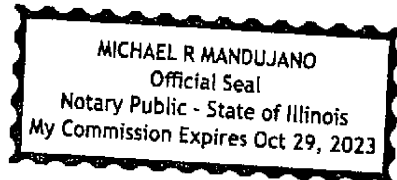
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STATEMENT OF GRANTOR/GRANTEE

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 10/02/ Signature: SADA
Grantor or Agent

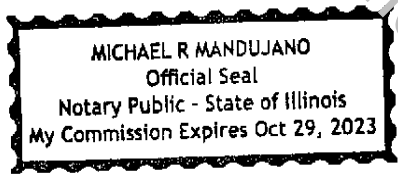
Subscribed and sworn to before me by the said _____ this 6 day of Oct, 2021,
Notary Public [Signature]



The grantee 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 10/02/ Signature: SADA
Grantee or Agent

Subscribed and sworn to before me by the said _____ this 6 day of Oct, 2021,
Notary Public [Signature]



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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.