

# UNOFFICIAL COPY

Doc#: 2130149231 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/28/2021 02:31 PM Pg: 1 of 4



Chicago Title Insurance Company  
**QUIT CLAIM DEED IN TRUST**  
**ILLINOIS STATUTORY**

10007412 1/1

GIT

THIS INDENTURE WITNESSETH, That the GRANTOR(S), **Michael G. Grieco and Geraldine S. Grieco**, Husband and Wife, of 9801 Mill Drive West, Unit B2, of the Village of Palos Park, County of Cook, State of Illinois and **Gina A. Grieco-Helweh**, now known as **Gina Posey**, a single person, of 3271 Sierrama Drive, of the City of Shingle Springs, County of El Dorado County, State of California for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to **Michael G. Grieco and Geraldine Grieco**, as Trustees of the **Michael G. Grieco and Geraldine Grieco Joint Trust** dated **October 19, 2021**, of 9801 Mill Drive West, Unit B2, of the Village of Palos Park, County of Cook, State of Illinois, as to an undivided one-third interest and **Gina Posey**, as Trustee of the **Gina Grieco Helweh Declaration of Trust Dated October 6, 2003**, of 3271 Sierrama Drive, of the City of Shingle Springs, County of El Dorado County, State of California, as to an undivided two-thirds interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**PARCEL 1:**

UNIT BARON 2 IN LOT 42, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MILL CREEK CONDOMINIUM II, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 86089960, AND AS AMENDED FROM TIME, OF THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MEERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE PLAT OF MILL CREEK CONDOMINIUM SUBDIVISION RECORDED JUNE 14, 1979 AS DOCUMENT 25003904.

**SUBJECT TO:** covenants, conditions and restrictions of record, general taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2021.

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Permanent Real Estate Index Number(S): 23-33-208-034-1036

Address(es) of Real Estate: 9801 Mill Drive West, Unit B2  
Palos Park, IL 60464

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, street, highways, or alleys; 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 in 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 99 years, and to renew or extend leases upon 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 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, 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 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 earning 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 earning, 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 and sale on execution or otherwise.

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In WITNESS WHEREOF, the GRANTOR(s) aforesaid have hereunto set their hand(s) and seal(s) on this 19th day of October, 2021.

  
 Michael G. Grieco

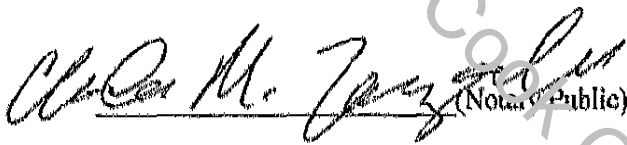
  
 Geraldine S. Grieco

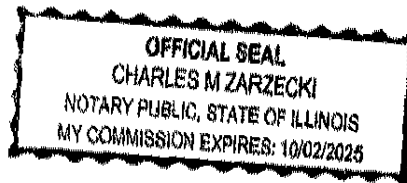
  
 Gina Posey

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Michael G. Grieco, Geraldine S. Grieco, and Gina Posey** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered their 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 19th day of October, 2021.

  
 (Notary Public)



EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45 REAL ESTATE TRANSFER TAX LAW.

DATE: 10/19/21

Signature of Buyer, Seller or Representative

**Prepared By:** Charles M. Zarzecki, P.C.  
 7480 W. College Drive, Suite 101  
 Palos Heights, IL 60463

REAL ESTATE TRANSFER TAX		28-Oct-2021
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
23-33-208-034-1036		20211001613207 1-563-242-640

**Mail To:**  
 Charles M. Zarzecki, P.C.  
 7480 W. College Drive, Suite 101  
 Palos Heights, IL 60463

**Name & Address of Taxpayer:**  
 Michael G. Grieco and Geraldine Grieco Joint Trust  
 9801 Mill Drive West, Unit B2  
 Palos Park, IL 60464

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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 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 10/19/21

Signature: [Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO before me  
this 19 day of Oct, 2021.

[Signature]  
Notary Public



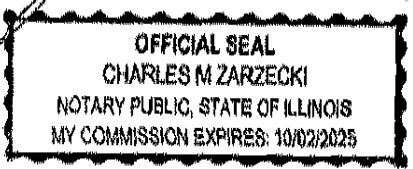
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

DATED 10/19/21

Signature: [Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO before me  
this 19 day of Oct, 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.