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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:

Daniel and Michelle Higgins
17667 Pheasant Dr.
Tinley Park, IL 60487



Doc# 2132333001 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/19/2021 09:19 AM PG: 1 OF 3

(The above space for recorder's use only)

THE GRANTORS, Daniel F. Higgins and Michelle M. Higgins, as husband and wife, of 17667 Pheasant Dr., Tinley Park, Cook County, Illinois, for and in consideration of Zero Dollars and Other Valuable Consideration in hand paid, convey and quitclaim to the GRANTEES Daniel F. Higgins and Michelle M. Higgins, as Co-Trustees of the Daniel F. Higgins Trust dated October 19, 2021, of 17667 Pheasant Dr., Tinley Park, Illinois, and all and every Successor Trustee or Trustees, a one-half interest; and Michelle M. Higgins and Daniel F. Higgins, as Co-Trustees of the Michelle M. Higgins Trust dated October 19, 2021, of 17667 Pheasant Dr., Tinley Park, Illinois, and all and every Successor Trustee or Trustees, a one-half interest, the beneficial interest of said trusts being held by Daniel F. Higgins and Michelle M. Higgins, husband and wife, as TENANTS BY THE ENTIRETY in the following described Real Estate, to-wit:

LOT 48 IN PHEASANT CHASE WEST, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 27-34-115-006-0000

Property Address: 17667 Pheasant Dr., Tinley Park, IL 60487

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.

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

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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.

DATED this 19 day of October, 2021

Daniel F. Higgins
DANIEL F. HIGGINS

Michelle M. Higgins
MICHELLE M. HIGGINS

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

Date: 10-19-2021

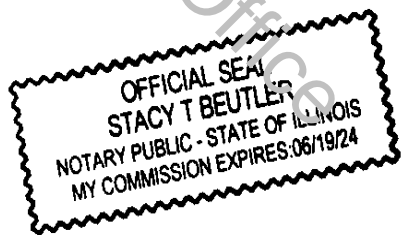
Stacy T. Beutler
Representative

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



I, Stacy T. Beutler, a Notary Public in and for the said County in the State aforesaid do hereby certify that Daniel F. Higgins and Michelle M. Higgins, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, and for the uses and purposes therein set forth, including right of homestead.

Given under my hand and notary seal this
19 day of October, 2021

Stacy T. Beutler
Notary Public



Prepared by: Stacy T. Beutler, Beutler Law Center, Ltd., 16335 Harlem Ave. 4th Floor, Tinley Park, IL 60477 (708) 444-4987

REAL ESTATE TRANSFER TAX		12-Nov-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

27-34-115-006-0000 | 20211101630596 | 2-136-468-624

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, 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 19 day of October, 2021

[Signature]
Grantor or Agent

Subscribed and sworn to before me by the said

Stacy T. Beutler this 19
day of October, 2021

[Signature]
Notary Public



The Grantee or her 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 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 the State of Illinois.

Dated this 19 day of October, 2021

[Signature]
Grantee or Agent

Subscribed and sworn to before me by the said

Stacy T. Beutler this 19
day of October, 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.

(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.)