

UNOFFICIAL COPY

Doc#: 2135428035 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/20/2021 01:16 PM Pg: 1 of 6
Dec ID 20210601676527

After Recording Return to:

Amrock
662 Woodward Avenue
Detroit, MI 48226

Instrument Prepared By:

Kimberly Vereb, Esq.
1174 Red Dunes Run
Avon, IN 46123
IL Bar ID No. 6244816

Mail Tax Statements To:

Tanya L. Carter and Daniel J. Racan
7715 W 144th Street
Orland Park, IL 60462-2965

Tax Parcel ID Number:

27-12-101-021-0000

Order Number:

67601815

QUITCLAIM DEED

Tax Exempt under provision of Paragraph E Section 31-45 Property Tax Code, having a consideration less than \$100.00.

By: Tanya L. Carter, date 6/10/20
TANYA L. CARTER

Dated this 10th day of June, 2020. WITNESSETH, that, TANYA L. CARTER and DANIEL J. RACAN, wife and husband, whose address is 7715 W 144th Street, Orland Park, IL 60462-2965, hereinafter referred to as "GRANTOR," whether one or more, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby CONVEY and QUITCLAIM unto TANYA L. CARTER and DANIEL J. RACAN, as Trustees of THE CARTER-RACAN FAMILY TRUST dated November 7, 2017, whose address is 7715 W 144th Street, Orland Park, IL 60462-2965, hereinafter referred to as "GRANTEE," whether one or more, all the rights and title interest in the following described real estate, being situated in Cook County, Illinois, commonly known as 7715 W 144th Street, Orland Park, IL 60462-2965, and legally described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Assessor's Parcel Number: 27-12-101-021-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

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Attached to and becoming a part of Deed between TANYA L. CARTER and DANIEL J. RACAN, wife and husband, as Grantor(s), and TANYA L. CARTER and DANIEL J. RACAN, as Trustees of THE CARTER-RACAN FAMILY TRUST dated November 7, 2017, as Grantee(s).

IN TESTIMONY WHEREOF, WITNESS the signature of the Grantor on the date first written above.

Tanya L. Carter
TANYA L. CARTER

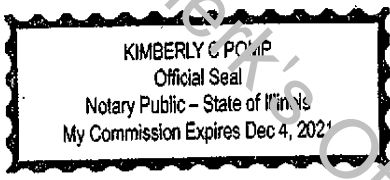
Daniel J. Racan
DANIEL J. RACAN

STATE OF Illinois)
COUNTY OF Cook) ss.

I, Kimberly Clomp, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that TANYA L. CARTER and DANIEL J. RACAN, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand official seal this 10th day of June 2020.

Kimberly Clomp
Notary Public
My Commission Expires: 12-4-21



The transfer of title and conveyance herein is hereby accepted by TANYA L. CARTER and DANIEL J. RACAN, as Trustees of THE CARTER-RACAN FAMILY TRUST dated November 7, 2017

Tanya L. Carter, as Trustee
TANYA L. CARTER, as Trustee of THE CARTER-RACAN FAMILY TRUST dated November 7, 2017

Daniel J. Racan as Trustee
DANIEL J. RACAN, as Trustee of THE CARTER-RACAN FAMILY TRUST dated November 7, 2017

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EXHIBIT A LEGAL DESCRIPTION

The following described property, situated in the County of Cook, State of Illinois, to wit:

Lot 13 in Wooded Path Estates II being a resubdivision of Lot 5 (except the North 50.0 feet thereof taken or used for highway purposes according to the deed recorded in the Office of the Recorder of Deeds as Document No. 97-700563), all of Lot 12 also Lots 13, 14, and the West 15 feet of Lot 15 (excepting therefrom the South 300.00 feet of said Lots 13, 14 and 15) in assessor's subdivision of the Northwest 1/4 of Section 12, Township 36 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded as Document Number 0722622089, in Cook County, Illinois.

Property Address: 7715 W 144th Street, Orland Park, IL 60462-2965

Assessor's Parcel No.: 27-12-101-021-0000

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PREPARED BY:

Kimberly Vereb, Esq.
 1174 Red Dunes Run
 Avon, IN 46123
 IL Bar ID No. 6244816

Order Number:

67601815

CERTIFICATION OF TRUST
Pursuant to 760 ILCS 5/8.5

We, **Tanya L. Carter and Daniel J. Racan**, Trustee(s), hereby confirm and attest to the following facts and circumstances relative to the below mentioned trust:

1. Name of trust: **The Carter-Racan Family Trust** is currently in existence and was created on **November 7, 2017**.

2. The trust was established by: **Tanya L. Carter and Daniel J. Racan**

3. The current trustee(s) of the trust is/are: **Tanya L. Carter and Daniel J. Racan**

Address of Trustee(s): 7715 W 144th Street, Orland Park, IL 60462-2965

4. The power(s) granted to the trustee(s) include:

- The power to sell, convey and exchange the real property which is the subject of this transaction.
 Yes No
- The power to borrow money as well as mortgage and encumber the subject property with a deed of trust/mortgage. Yes No

5. The trust is **Revocable** and is revocable by the following party(ies):

Tanya L. Carter and Daniel J. Racan

6. The trust is **Amendable** and is amendable by the following party(ies):

Tanya L. Carter and Daniel J. Racan

7. Describe which trustees or combination thereof which are authorized to exercise the powers mentioned in paragraph 4. If the trust has multiple trustees and less than all the trustees are going to execute the documents necessary to complete this transaction, please identify:

Tanya L. Carter and Daniel J. Racan

8. The trust identification number is as follows (Last Four Digits of SS#, etc.) 9992

9. Title to trust assets shall be taken in the following fashion: **Tanya L. Carter and Daniel J. Racan, Trustees of The Carter-Racan Family Trust, dated November 7, 2017**

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 6 | 10 | 20 20

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

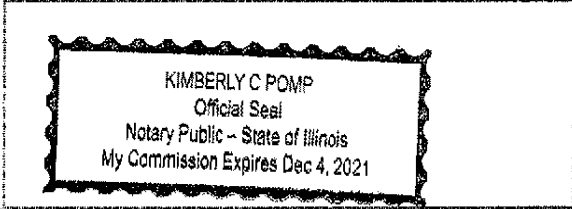
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): TANYA L. CARTER and DANIEL J. RACAN, as Trustees

On this date of: 6 | 10 | 20 20

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 6 | 10 | 20 20

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

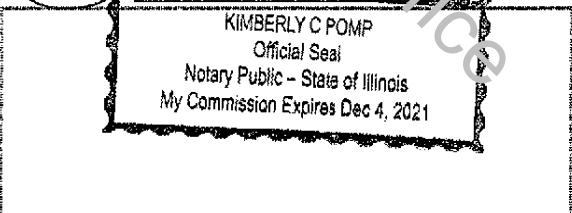
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): TANYA L. CARTER and DANIEL J. RACAN

On this date of: 6 | 10 | 20 20

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)