

UNOFFICIAL COPY

Doc#: 2223520100 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/23/2022 08:11 AM Pg: 1 of 5

Dec ID 20220801616094
ST/CO Stamp 1-335-882-320
City Stamp 1-305-021-008

Quit Claim Deed in Trust

AFTER RECORDING
MAIL TO ~~TAXPAYER:~~
& SEND ANY TAX BILLS TO:

James J. Licata
Karen G. Fisher
1728 W. Winnemac Ave.
Chicago, IL 60640

(Above Space for County Recorder's Use)

Grantors James J. Licata, as Trustee of the James J. Licata Revocable Trust dated June 11, 2020 and Karen G. Fisher, as Trustee of the Karen G. Fisher Revocable Trust dated June 11, 2020, also known as the Karen G. Fisher Revocable Trust dated September 25, 2019, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, Convey and Quit Claim to Grantees, James J. Licata, and his successors in trust, as Trustee of the James J. Licata Revocable Trust dated June 11, 2020 as to a Forty Percent (40%) Undivided Interest, and Karen G. Fisher, and her successors in trust, as Trustee of the Karen G. Fisher Revocable Trust dated September 25, 2019, as to a Sixty Percent (60%) Undivided Interest, as Tenants in Common, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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

Permanent Index Number(s): 14-07-409-054-0000
Property Address: 1728 West Winnemac Avenue, Chicago, IL 60640

TO HAVE AND TO HOLD the said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for 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 to grant to such successor or successors in trust all the powers vested in the Trustee, (c) to

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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 enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, 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 so 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 she/he or they were duly appointed and are fully invested with 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 persons 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.

4. In the event of the inability, refusal of the Trustee herein named, to act or upon his or her removal from the County, the Successor Trustee in accordance with declaration of trust is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 4, REAL ESTATE TRANSFER ACT.

Dated this 18th day of March, 2022.

Karen G. Fisher as Trustee
Karen G. Fisher, Trustee

James J. Licata, as Trustee
James J. Licata, Trustee

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LEGAL DESCRIPTION

THE WEST 30 FEET OF LOT 5 IN THE CIRCUIT COURT PARTITION OF LOTS 8, 9 AND 10 IN BLOCK 3 IN ANDERSONVILLE, IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 2738 West Winnemac Avenue, Chicago, IL 60640

PIN: 14-07-409-054-0000

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

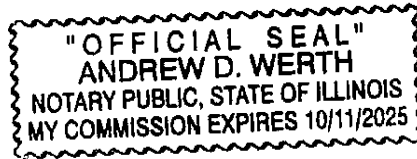
The Grantor(s) or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantor(s) shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person(s), an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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(s) and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: March 18, 2022

Signature: Karen G. Fisher
Grantor

Subscribed and sworn to before me
This 18th of March 2022.

Notary Public [Signature]



The Grantee(s) or his/her Agent affirms and verifies that the name of the Grantee(s) shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person(s), 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(s) and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: March 18, 2022

Signature: Jamie J. Lutes
Grantee

Subscribed and sworn to before me
This 18th of March 2022.

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

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
Sub par. E and Cook County Ord. 93-0-27 par. E.

Date _____ Sign. _____