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QUIT CLAIM DEED IN TRUST

Doc#: 2232913067 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/25/2022 11:03 AM Pg: 1 of 4

Dec ID 20221101698050
ST/CO Stamp 0-619-341-136

THE GRANTOR, **PATRICIA A. DUNN**, widowed and not since remarried, of 16605 Fairfax Court, Tinley Park, IL 60477, in the Village of Tinley Park, County of Cook, State of Illinois, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, **CONVEYS** and **QUIT CLAIMS TO**:

PATRICIA A. DUNN, as Trustee, (or her successor(s)), of the **PATRICIA A. DUNN** Revocable Trust dated November 23, 2022 of 16605 Fairfax Court, Tinley Park, IL 60477

the following described real estate situated in the County of Cook in the State of Illinois, commonly known as and legally described as:

See Legal Description attached as Exhibit A.

PINS: 28-19-420-517-1018
Address: 16605 Fairfax Court, Tinley Park, IL 60477

First American Title
File # 3150309-Accom
Accommodation recording only;
document not reviewed and
no insurance provided

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and the trust agreement set forth above.

Full power and authority is granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the declaration of 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 deed and in the declaration of trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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, her, or their predecessor in trust.

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The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be subject to the terms of said trust agreement set forth above.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

The grantor hereby expressly waives and releases 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 from sale on execution or otherwise.

The GRANTOR has signed this deed on November 23, 2022.

Patricia A. Dunn
PATRICIA A. DUNN, Grantor

The foregoing transfer of title/conveyance is hereby accepted by PATRICIA A. DUNN, of Tinley Park, Illinois, as Trustee under the provisions of the PATRICIA A. DUNN Revocable Trust dated November 23, 2022.

Patricia A. Dunn
PATRICIA A. DUNN, Trustee

EXEMPT UNDER PROVISIONS OF PARAGRAPH I., SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT.

Date: November 23, 2022

Patricia A. Dunn
PATRICIA A. DUNN, Grantor

STATE OF ILLINOIS }
COUNTY OF Will } ss.

I am a notary public for the County and State above. I certify that PATRICIA A. DUNN, as Grantor, and PATRICIA A. DUNN as Trustee, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: November 23, 2022

[Signature]
Notary Public



Name and address of grantee and send future tax bills to:
PATRICIA A. DUNN
16605 Fairfax Court
Tinley Park, IL 60487

This Deed was prepared by and MAIL to:
Cynthia A. Manestar, Manestar Law, P.C.
7220 West 194th Street
Tinley Park, IL 60487
Phone: (815) 806-8822

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Exhibit A-Legal Description

PINS: 28-19-420-017-1018
Address: 16605 Fairfax Court, Tinley Park, IL 60477

LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 16605 IN FAIRFAX TOWNHOMES NO. II AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND: LOTS 7, 8, 9, 10, 11, 12, 13 AND 14 IN SANDIDGE COURT PHASE TWO BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND BYLAWS BY STANDARD BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 3, 1994 AND KNOWN AS TRUST NO. 14386 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 96597061 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL, (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER ALL OF THE COMMON AREA, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM OWNERSHIP.

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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: Nov 1, 2022

SIGNATURE: Patricia A. Dunn
GRANTOR or AGENT

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

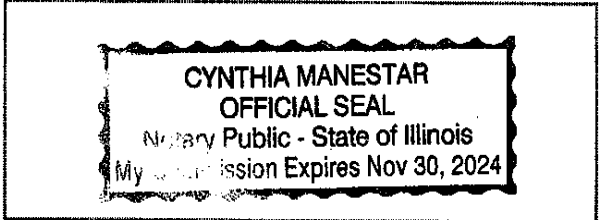
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Patricia A. Dunn

On this date of: Nov 23, 2022

NOTARY SIGNATURE: [Handwritten 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: Nov 23, 2022

SIGNATURE: Patricia A. Dunn
GRANTEE or AGENT

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

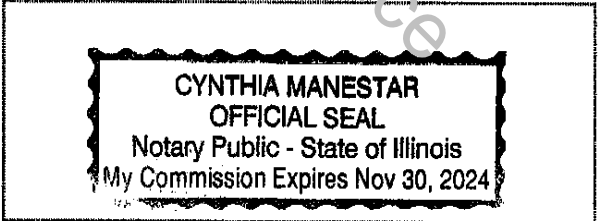
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Patricia A. Dunn, Trustee

On this date of: Nov 23, 2022

NOTARY SIGNATURE: [Handwritten 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)**)