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2234141026D

QUIT CLAIM DEED IN TRUST

Doc# 2234141026 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/07/2022 10:13 AM PG: 1 OF 4

THE GRANTOR, NORMA B.TAN, of the County of Cook and State of Illinois for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and Quit Claims to **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, whose address is 10 S. LaSalle Street, Suite 2750, Chicago, IL, as Trustee under the terms and provisions of a certain Trust Agreement dated **November 1, 2022** and designated as **Trust No. 8002390341**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LAND TRUST DEPARTMENT LT

UNIT NUMBER 7B AS DELINEATED ON THE SURVEY OF THE FOLLOING DESCRIBED PARCEL OF REALESTATE:

THE SOUTH 25 FEET OF LOT 4 AND ALL OF LOTS 5 AND 6 IN BLOCK 6 IN COCHRAN 5 ADDITION TO EDGEWATER. IN SECTION 5 TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (HEREINAFTER REFERRED TO AS PARCEL), IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 25, 1977 AND KNOWN AS TRUST NUMMBER 41091, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY ILLINOIS, AS DOCUMENT NUMBER 24231376, TOGETHER WITH AN UNDIVIDED 1 20 PERCENT 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) IN COOK COUNTY ILLINOIS

Permanent Real Estate Index Number(s): **14-05-406-022-1020**

Address(es) of real estate: **5740 N. SHERIDAN RD APT 7B, CHICAGO, IL 60660**

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resub divide said property as often as

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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 present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 premise 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 earnings, 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 earnings, avails and proceeds thereof as aforesaid.

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And the said grantors 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 the sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunder set their hand and seal this 1st day of November, 2022.

Norma B. Tan (Seal)
NORMA B. TAN

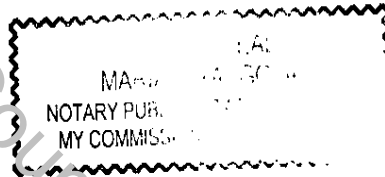
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that NORMA B. TAN personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 1st day of November, 2022.

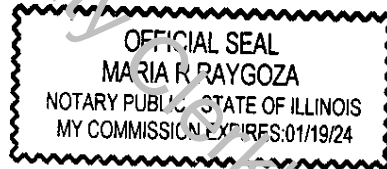
Commission expires:

01/19/2024

Maria R. Raygoza
NOTARY PUBLIC



This instrument was prepared by:
DiFranco & Associates, P.C.,
617 Devon Avenue
Park Ridge, Illinois 60068



PROPERTY ADDRESS:
5740 N. SHERIDAN RD APT. 7B, CHICAGO, IL 60660

mail tax bills to:
CTLTC 8002390341
5740 N. Sheridan Rd, #7B
Chicago, IL 60660

Exempt under provisions of Paragraph 4, Section 31-45, Real Estate Transfer Tax Act.

12/1/22 Date Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		01-Dec-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-05-406-022-1020 | 20221201602708 | 2-111-018-320

REAL ESTATE TRANSFER TAX		01-Dec-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

14-05-406-022-1020 | 20221201602708 | 1-574-147-408

* Total does not include any applicable penalty or interest due.

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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 11/02/2022 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said Roman B. Tan
dated 11/02/2022

Notary Public [Signature]

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 title to real estate under the laws of the State of Illinois.

Dated 11/02/2022 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said Roman B. Tan
dated 11/02/2022

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

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.