

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)

**Mail to:**

Peter J. Latz & Associates  
104 N. Oak Park Ave.  
Suite 200  
Oak Park, IL 60301

**Subsequent Tax Bills to:**

Kathleen M. Taylor  
11127 Northwest Rd, #C  
Palos Hills, IL 60465



Doc# 2235022032 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/16/2022 02:52 PM PG: 1 OF 4

Above Space for Recorder's Use Only

**THE GRANTOR, KATHLEEN M. TAYLOR**, unmarried and not a member of a civil union, of the City of Palos Hills, County of Cook, and State of Illinois, for and in consideration of (\$10.00) Ten and no/100 Dollars, and other good and valuable consideration in hand paid, Conveys and Quitclaims unto the **GRANTEE**:

**KATHLEEN M. TAYLOR, not individually, but solely as Trustee of the Kathleen M. Taylor 2022 Trust dated December 14, 2022**, of 11127 Northwest Road, #C, Palos Hills, Illinois 6046, and all successor or successors in trust, all right, title and interest in the following described real estate in the County of Cook and State of Illinois, to wit: **See Exhibit - A - attached hereto.**

| REAL ESTATE TRANSFER TAX |           | 15-Dec-2022                    |      |
|--------------------------|-----------|--------------------------------|------|
|                          | COUNTY:   |                                | 0.00 |
|                          | ILLINOIS: |                                | 0.00 |
|                          | TOTAL:    |                                | 0.00 |
| 23-22-200-034-1043       |           | 20221201613676   1-057-598-800 |      |

Exempt under Provision of Paragraph E  
Section 31-45, Real Estate Transfer Tax Act.

Date: Dec. 14, 2022

Sign: Kathleen M Taylor

Permanent Real Estate Index Number: **23-22-200-034-1043**

Address of Real Estate: **11127 Northwest Road, #C, Palos Hills, IL 60465**

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, street, 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 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 praesenti 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 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 premises 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 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 applications of any

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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.

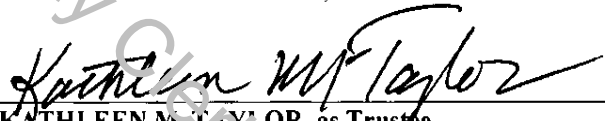
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance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

And the said 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.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 14 day of December, 2022.

 (SEAL)  
KATHLEEN M. TAYLOR

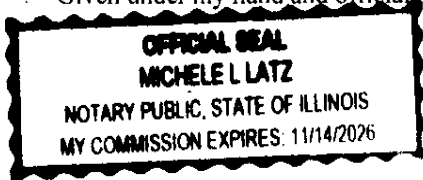
The foregoing transfer of title/conveyance is hereby accepted by Kathleen M. Taylor of the City of Palos Hills, as Trustee under the provisions of the Kathleen M. Taylor 2022 Trust dated December 14, 2022

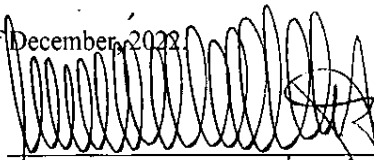
  
KATHLEEN M. TAYLOR, as Trustee

STATE OF: ILLINOIS   )  
  ) SS  
COUNTY OF: COOK    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kathleen M. Taylor, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 14th day of December, 2022



  
NOTARY PUBLIC  
Commission Expires: 11/14/2026

This instrument was prepared without title examination or opinion at the direction of the Grantor(s) by:  
Peter J. Latz & Associates LLC  
104 North Oak Park Avenue, Suite 200, Oak Park, Illinois 60301

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## EXHIBIT -A-

Permanent Real Estate Index Number: 23-22-200-034-1043

Address of Real Estate: 11127 Northwest Road, #C, Palos Hills, IL 60465

Legally Described As Follows:

PARCEL 1:  
 UNIT NUMBER 11427-C AND EXCLUSIVE EASEMENT TO PARKING AREA NO. 69 IN WOOD EDGE  
 CONDOMINIUM, AS delineated on SURVEY OF CERTAIN PARTS OF LOT 'A' (EXCEPT THAT PART  
 FALLING IN BEARS (UNDIVIDED) IN McGRATH AND AHERN SUBDIVISION OF PART OF THE NORTH 1/2  
 OF SECTION 28, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
 COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS PARCEL), WHICH SURVEY IS  
 ATTACHED AS EXHIBIT 'B' AND 'C' TO DECLARATION MADE BY AETNA STATE BANK, A  
 CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 4, 1976 AND  
 KNOWN AS TRUST NUMBER 102109 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF  
 COOK COUNTY, ILLINOIS, AS DOCUMENT 23,667,054 AS AMENDED FROM TIME TO TIME;  
 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL, (EXCEPTING FROM  
 SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS SET FORTH  
 AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 11:  
 EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE  
 DECLARATION OF EASEMENTS MADE BY AETNA STATE BANK, AS TRUSTEE UNDER TRUST AGREEMENT  
 DATED MAY 6, 1976 AND KNOWN AS TRUST NUMBER 102109 AND RECORDED OCTOBER 6, 1976 AS  
 DOCUMENT 23,667,054 AND CREATED BY DEED FROM AETNA BANK, TRUSTEE UNDER TRUST  
 AGREEMENT KNOWN AS TRUST NUMBER 102109, TO ROBERT A. STEVENSON DATED NOVEMBER 19,  
 1976 AND RECORDED NOVEMBER 25, 1977 AS DOCUMENT 24,204,565 FOR BULLERS AND EGHTAS,  
 ALL IN COOK COUNTY, ILLINOIS

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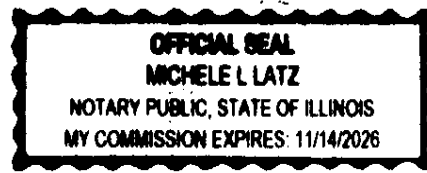
## STATEMENT BY GRANTOR AND GRANTEE

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, 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.

Date: Dec 14, 2022

Kathleen M Taylor  
KATHLEEN M. TAYLOR

Subscribed and sworn to before me this 14th  
day of December, 2022  
[Signature]  
Notary Public

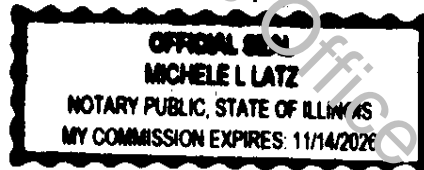


The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a 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.

Date: Dec. 14, 2022

Kathleen M Taylor  
KATHLEEN M. TAYLOR, as Trustee of the  
Kathleen M. Taylor 2022 Trust dated  
December 14, 2022

Subscribed and sworn to before me this 14th  
day of December, 2022  
[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.)