

DEED IN TRUST  
Illinois

UNOFFICIAL COPY

MAIL TO:  
Ross Law Firm Ltd.  
1622 W. Colonial Parkway, Suite 201  
Inverness, Illinois 60067

NAME AND ADDRESS OF  
TAXPAYER:

John C. Fitzpatrick  
4833 N Olcott Ave # 512  
Harwood Hts, IL 60706-3567

THE GRANTOR, John C. Fitzpatrick (a single person of 4833 N Olcott Ave Unit 512, Village of Harwood Heights, County of Cook, State of Illinois), individually and as trustee of the John C. Fitzpatrick Declaration of Trust dated July 13, 1994 (incorrectly identified on prior deed as "the John C. Fitzpatrick Trust dated July 13, 1993"), for and in consideration of TEN DOLLARS (\$10.00) and other good and

valuable consideration in hand paid, CONVEYS AND WARRANTS unto John C. Fitzpatrick of 4833 N Olcott Ave Unit 512, Harwood Heights, IL, or his successor in trust, as trustee of the John C. Fitzpatrick Declaration of Trust dated July 13, 1994, and any amendments thereto, all right, title, and interest in and to the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

[SEE ATTACHED LEGAL DESCRIPTION]

Permanent Index Number: 12-12-425-009-1156

Property Address: 4833 N Olcott Ave Unit 512/P2-115, P2-116, Harwood Heights, IL 60706

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said declaration of trust 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; 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 the present or in the 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 99 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 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 declaration of trust; 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 declaration of trust was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this Indenture and in said declaration of trust or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee is 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.



\*2300316007D\*

Doc# 2300316007 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/03/2023 11:14 AM PG: 1 OF 5

RECORDER'S STAMP

COOK COUNTY CLERK

S  
P 5  
S 4-1  
SC  
INT JP

# UNOFFICIAL COPY

11/16/22

VILLAGE OF HARWOOD HEIGHTS REAL ESTATE TRANSFER TAX	
1257	\$ 50 <sup>00</sup>

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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.

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.

DATED: November 8, 2022

Accepted by:

John C. Fitzpatrick (SEAL)  
John C. Fitzpatrick, individually and as trustee of the John C. Fitzpatrick Declaration of Trust dated July 13, 1994, Grantor

John C. Fitzpatrick (SEAL)  
John C. Fitzpatrick, as trustee of the John C. Fitzpatrick Declaration of Trust dated July 13, 1994, Grantee

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 John C. Fitzpatrick, 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 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 notarial seal on November 8, 2022.



Jamie L Griffin  
Notary Public

Impress Seal Here

NAME AND ADDRESS OF PREPARER:  
Ross Law Firm Ltd.  
1622 W. Colonial Parkway, Suite 201  
Inverness, Illinois 60067  
Telephone Number (847) 358-5757

COUNTY-ILLINOIS TRANSFER STAMPS:  
EXEMPT UNDER PROVISIONS OF  
PARAGRAPH D, SECTION 31-45, REAL  
ESTATE TRANSFER TAX LAW

HARWOOD HEIGHTS TRANSFER STAMPS:  
EXEMPT UNDER PROVISIONS OF  
PARAGRAPH C OF SECTION 35.60 OF THE  
VILLAGE OF HARWOOD HEIGHTS REAL  
ESTATE TRANSFER TAX ORDINANCE.

DATE: November 8, 2022

John C. Fitzpatrick  
John C. Fitzpatrick

REAL ESTATE TRANSFER TAX		30-Dec-2022
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
12-12-425-009-1156	20221201603249	0-641-237-840

# UNOFFICIAL COPY

Attachment to Deed in Trust

**Legal Description:****PARCEL 1:**

UNIT 4833-512 IN THE CLOCK TOWER POINTE OF HARWOOD HEIGHTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

**PARCEL A:**

LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 9 AND LOTS 4, 5 AND 6 TOGETHER WITH THE SOUTH 1/2 OF THE VACATED 16 FOOT ALLEY LYING NORTH OF AND ADJOINING SAID LOTS 4, 5 AND 6 IN BLOCK 10; AND ALL OF VACATED GUNNISON STREET LYING BETWEEN AFORESAID BLOCKS 9 AND 10 IN OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR, BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AND PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL B:**

THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR, BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AND PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 12, RECORDED APRIL 28, 1925 AS DOCUMENT 8886267, LYING WEST OF WEST LINE OF THE SOUTH 18.61 ACRES OF THE EAST 31.86 ACRES OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12 AFORESAID, AND LYING SOUTH OF THE CENTER LINE OF ALLEY, EXTENDED EAST, IN BLOCK 10 IN OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR AFORESAID, (EXCEPTING THAT PART THEREOF FALLING IN LAWRENCE AVENUE), IN COOK COUNTY, ILLINOIS.

**PARCEL C:**

THAT PART OF THE SOUTH 18.61 ACRES OF THE EAST 31.86 ACRES OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF ALLEY, EXTENDED EAST, IN BLOCK 10 IN OLIVER SALINGER AND COMPANY'S LAWRENCE AVENUE MANOR, BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPTING FROM SAID TRACT OF LAND THE EAST 333.03 FEET (MEASURED ON THE SOUTH LINE AND ALSO EXCEPTING THAT PART THEREOF WHICH LIES SOUTH OF THE SOUTH 50 FEET THEREOF, (MEASURED AT RIGHT ANGLES TO THE SOUTH LINE), IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0716903044 AND AS AMENDED BY DOCUMENT 0724215000, AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO USE PARKING SPACES P2-115 AND P2-116 AND STORAGE SPACES S2-115 AND S2-116, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0716903044 AND AS AMENDED BY DOCUMENT 0724215000, AND AS FURTHER AMENDED FROM TIME TO TIME.

Permanent Index Number: 12-12-425-009-1156

Property Address: 4833 N Olcott Ave Unit 512/P2-115, P2-116, Harwood Heights, IL 60706

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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: November 8, 2022

Signature: John C. Fitzpatrick  
John C. Fitzpatrick, Grantor

SUBSCRIBED and sworn to before me by the said Grantor on November 8, 2022.

Jamie L Griffin  
Notary Public



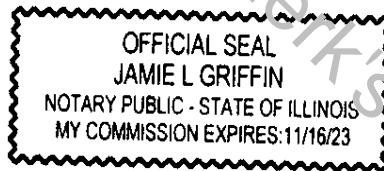
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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

Dated: November 8, 2022

Signature: John C. Fitzpatrick  
John C. Fitzpatrick, as Trustee of the John C. Fitzpatrick Declaration of Trust dated July 13, 1994, Grantee

SUBSCRIBED and sworn to before me by the said Grantee on November 8, 2022.

Jamie L Griffin  
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.