

# UNOFFICIAL COPY



Chicago Title Insurance Company  
**QUIT CLAIM DEED IN TRUST**

Doc#: 2301033259 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/10/2023 01:08 PM Pg: 1 of 4

Dec ID 20221001664969

THIS INDENTURE WITNESSTH, That the grantor(s) THOMAS J. DUGGAN and PATRICIA DUGGAN, Husband and Wife of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Quit Claim unto THOMAS J. DUGGAN and PATRICIA DUGGAN as Trustees under the provisions of a trust agreement dated September 20, 2022, known as the REVOCABLE TRUST OF THOMAS J. DUGGAN DATED SEPTEMBER 20, 2022, whose address is 14532 Kilbourn Avenue, Midlothian, Illinois 60445, the following described Real Estate in the County of Cook and State of Illinois, to wit:

LOT 1 IN MALONEY'S RESUBDIVISION OF LOT 1 IN DUCKIN'S SUBDIVISION, BEING A SUBDIVISION OF BLOCK 11 AND THE WEST 33 FEET OF BLOCK 6 IN FIRST ADDITION TO MIDLOTHIAN GARDENS, BEING A SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:**

Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, General taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2021

PERMANENT TAX NUMBER: 28-10-122-018-0000

Address(es) of Real Estate: 14532 Kilbourn Avenue, Midlothian, IL 60445

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 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

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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 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 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, 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.

And the said grantor(s) hereby expressly waive(s) and release 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(s) aforesaid have hereunto set \_\_\_\_\_ hand(s) and seal(s) this  
20 day of SEPT, 2022

Thomas J. Duggan  
 THOMAS J. DUGGAN

Patricia Duggan  
 PATRICIA DUGGAN



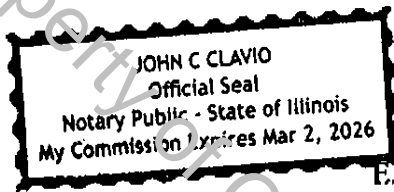
**VILLAGE OF  
 MIDLOTHIAN**  
 Real Estate Payment Stamp  
**6109**

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State of Illinois, County of Wm

I, John Clavio, a Notary Public in and for said County, in the State aforesaid, do hereby certify that THOMAS J. DUGGAN and PATRICIA DUGGAN, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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, this 20th day of September, 2022.



John Clavio (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45, REAL ESTATE TRANSFER TAX LAW  
DATE: 9/20/2022

John Clavio  
Signature of Buyer, Seller or Representative

**Prepared By:** John C. Clavio, Attorney  
Clavio, Van Ordstrand & Associates, LLP  
10277 W. Lincoln Highway  
Frankfort, IL 60423

**Mail To:**  
John C. Clavio, Attorney  
Clavio, Van Ordstrand & Associates, LLP  
10277 W. Lincoln Highway  
Frankfort, IL 60423

**Name & Address of Taxpayer:**  
REVOCABLE TRUST OF THOMAS J. DUGGAN DATED SEPTEMBER 20, 2022  
14532 Kilbourn Avenue  
Midlothian, IL 60445

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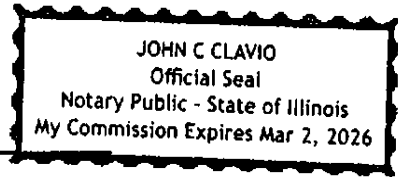
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 9/20/2022

Signature Thomas J. Duggan  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID \_\_\_\_\_  
THIS 20th DAY OF September,  
2022.



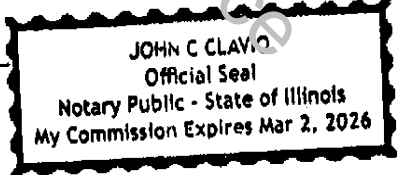
NOTARY PUBLIC J. Clavio

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 9/20/2022

Signature Thomas J. Duggan  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID \_\_\_\_\_  
THIS 20th DAY OF September,  
2022.



NOTARY PUBLIC J. Clavio