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Chicago Title Insurance Company

QUIT CLAIM DEED IN TRUST

Doc#: 2301833470 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/18/2023 04:15 PM Pg: 1 of 3

Dec ID 20230101629961
ST/CO Stamp 0-610-610-000
City Stamp 0-813-181-776

THE GRANTORS, COLIN T. POWERS AND ELLEN B. POWERS, a married couple, of the City of CHICAGO, County of COOK, State of ILLINOIS, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, convey and quit claim to ELLEN B. POWERS, not personally but AS TRUSTEE of a trust agreement dated May 5, 2022, known as THE ELLEN B. POWERS GRANDFATHER TRUST, and to the Trustee's successors, the following described real estate situated in the County of COOK in the State of Illinois, to wit:

LOT 25 IN BLOCK 3 IN CUYLER ADDITION TO RAVENSWOOD, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (EXCEPT RAILROAD) OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 14-18-419-019-0000

Address of Real Estate: 1842 W. Cuyler Avenue, Chicago, IL 60613

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said Trustee to subdivide and re-subdivide the real estate or any part thereof; to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate 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 the Trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, 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, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes, or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said Trustee in relation to the real estate, or to whom the real estate or 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 real estate, 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries; (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

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all the title, estate rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust. The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby 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 possession, earnings, avails, and proceeds thereof as aforesaid.

In Witness Whereof, the Grantors have hereunto set their hands and seals this 20th day of DEC, 2022.

[Signature]
Colin T. Powers

[Signature]
Ellen B. Powers

STATE OF ILLINOIS, COUNTY OF COOK) ss.

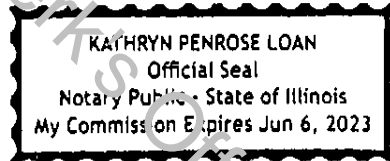
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT COLIN T. POWERS and ELLEN B. POWERS, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary acts, 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 20th day of December, 2022

[Signature]
(Notary Public)

Prepared By:

Kathryn Penrose Loan
55 East Monroe Street, Suite 3800
Chicago, Illinois 60603



Mail To:

Ellen B. Powers, Trustee of the Ellen B. Powers Grantor Trust
1842 W. Cuyler Avenue
Chicago, Illinois 60618

Name and Address of Taxpayer:

Ellen B. Powers, Trustee of the Ellen B. Powers Grantor Trust
1842 W. Cuyler Avenue
Chicago, Illinois 60618

EXEMPT UNDER 35 ILCS 200/31-45(e)

[Signature] 12.20.22
Kathryn Penrose Loan Date

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GRANTORS: COLIN T. POWERS and ELLEN B. POWERS

GRANTEE: ELLEN B. POWERS, not personally but as TRUSTEE of THE ELLEN B. POWERS GRANTOR TRUST, dated May 5, 2022.

PROPERTY ADDRESS: 1842 W. Cuyler Avenue, Chicago, Illinois 60618

PIN: 14-18-419-019-0000

STATEMENT BY GRANTORS AND GRANTEE

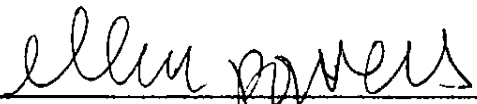
The grantors or grantors' agent affirms that, to the best of his or her knowledge, the name of the grantor(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or a foreign corporation authorized to do business or acquire and hold 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.



Grantor Colin T. Powers

12/20/22

Dated



Grantor Ellen B. Powers

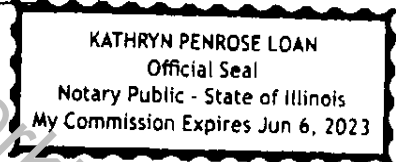
12/20/22

Dated

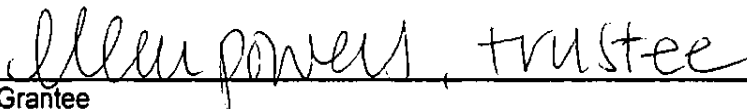
Subscribed and sworn to before me this 20th day of December, 2022.



Notary Public



The grantee or grantee's agent affirms that, to the best of his or her knowledge, the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and Illinois corporation, or a 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.




Grantee
Ellen B. Powers, as Trustee of the Ellen B. Powers Grantor Trust

12/20/22

Dated

Subscribed and sworn to before me this 20th day of December, 2022.



Notary Public

