

# UNOFFICIAL COPY

Doc#: 2303708066 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/06/2023 10:25 AM Pg: 1 of 4

## DEED IN TRUST

### MAIL RECORDED INSTRUMENT TO:

Dec ID 20230201646651

Wilson & Wilson Estate Planning & Elder Law, LLC  
1023 W 55th St., Suite 110  
LaGrange, Illinois 60525

### MAIL FUTURE TAX BILLS TO:

Robert R. Coverick  
Eileen M. Coverick  
12727 E. Tanglewood Circle  
Palos Park, Illinois 60464

**ROBERT R. COVERICK** and **EILEEN M. COVERICK A/K/A EILEEN COVERICK**, husband and wife (hereinafter referred to jointly as "Grantor"), who reside at 12727 E. Tanglewood Circle, Palos Park, Cook County, Illinois 60464, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **ROBERT R. COVERICK and EILEEN M. COVERICK, Co-Trustees of the COVERICK JOINT LIVING TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 12727 E. Tanglewood Circle, Palos Park, Illinois 60464, and such Trust having been established under that certain revocable trust agreement dated February 3, 2023, by and between ROBERT R. COVERICK and EILEEN M. COVERICK, as grantors and as co-trustees, does hereby CONVEY and QUIT CLAIM to Grantee, all of Grantor's interest in and to the following described real estate situated in Cook County, State of Illinois, to wit:

LOT 36 AND THE NORTH 80.0 FEET OF THE SOUTH 970.87 FEET OF LOT 37 IN SANDBURG GLEN, A PLANNED UNIT DEVELOPMENT UNIT ONE OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER AND PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The interests of ROBERT R. COVERICK and EILEEN M. COVERICK A/K/A EILEEN COVERICK to the homestead property described above are to be held as tenants by the entirety.

TO HAVE AND TO HOLD said premises forever.

Permanent Index Number: 23-33-104-015-0000

Property address: 12727 E. Tanglewood Circle, Palos Park, Illinois 60464

The Trust grants the trustee thereof full power and authority: (1) to improve, manage, protect and subdivide said real estate or any part thereof; (2) to contract, sell or exchange, grant options to lease or purchase on any terms, and to convey either with or without consideration; (3) to convey

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the real estate or any part of it to a successor or successors in trust, and to grant to these successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; (4) to dedicate parks, streets, highways or alleys, and to vacate any subdivision or part of it; (5) to donate, mortgage, pledge or otherwise encumber the real estate or any part of it; (6) to lease the real estate or any part of it, in possession or reversion, on any terms and for any period or periods of time up to but not exceeding a single term of 199 years, and to renew or extend leases on any terms and for any period or periods of time, and to amend, change or modify the leases and the terms and provisions of them; (7) 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 reversions, and to contract respecting the manner or fixing the amount of present or future rentals; (8) to execute grants of easements or charges or any kind; (9) to release, convey or assign any right, title, or interest in or about or easement appurtenant to the real estate or any part of it; (10) to deal with title to the real estate and every part of it in any way and for consideration that 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 specified above.

No party dealing with trustee with regard to real estate owned by the Trust, whether by contract, sale, lease, mortgage or otherwise, shall be required to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be required to see that the terms of the trust have been complied with, or be required to inquire into the necessity or expediency of any act of trustee, or be required to inquire into any of the terms of the trust agreement.

Every deed, trust deed, mortgage, lease, or other instrument executed by trustee or any successor trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (1) that at the time of delivery thereof, the trust created herein and by the trust agreement was in full force and effect, (2) 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 the amendments thereof, and binding on all beneficiaries, (3) that trustee or any successor trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (4) 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 the 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, 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. No beneficiary of the Trust shall have any title or interest, legal or equitable, except as stated.

Dated February 3, 2023.

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ROBERT R. COVERICK

EILEEN M. COVERICK A/K/A  
EILEEN COVERICK

STATE OF ILLINOIS DEPT. OF REVENUE STATEMENT OF EXEMPTION:

I hereby declare that this deed represents a transaction which is exempt under the provisions of 35 ILCS 200/31-45, paragraph e, of the Real Estate Transfer Tax Act.

Dated February 3, 2023.

Buyer, Seller or Representative

STATE OF ILLINOIS

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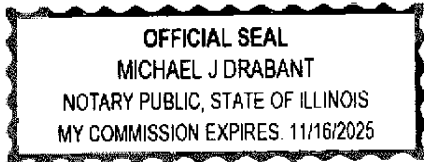
) st.

COUNTY OF COOK

)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ROBERT R. COVERICK and EILEEN M. COVERICK A/K/A EILEEN COVERICK personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the use and purposes therein set forth.

Given under my hand and notarial seal on February 3, 2023.



Notary Public

My commission expires: 11/16/25

This instrument was prepared by:

Wilson & Wilson Estate Planning & Elder Law, LLC  
1023 W 55th St., Suite 110  
LaGrange, Illinois 60525

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent affirms that, to the best of his/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 or persons and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated February 3, 2023

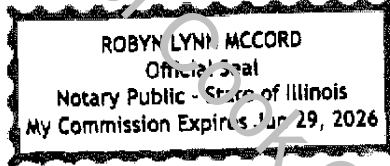
Signature [Handwritten Signature]

Grantor or Agent

Subscribed and sworn to before me

this 3rd day of February, 2023.

Notary Public [Handwritten Signature]



The Grantee or his/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, 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 or persons and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

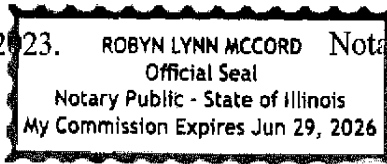
Dated February 3, 2023

Signature [Handwritten Signature]

Grantor or Agent

Subscribed and sworn to before me

this 3rd day of February, 2023.



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