

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, DEAN F. CRUE and GAIL T. CRUE, husband and wife, 1601 Maple Ave., Northbrook, IL 60062 for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, Convey and Quitclaim unto DEAN F. CRUE not individually, but as Trustee under the DEAN F. CRUE TRUST DATED DECEMBER 20, 2022 and GAIL T. CRUE, not individually, but as Trustee under the GAIL T. CRUE DATED DECEMBER 20, 2022, 1601 Maple Avenue, Northbrook, IL 60062, as TENANTS IN COMMON, in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

**LOT 4 IN ORCHARD GROVE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED AS DOCUMENT NUMBER 1297447, IN COOK COUNTY, ILLINOIS.**

PIN: 04-10-319-074-0000

ADDRESS: 1601 Maple Ave., Northbrook, IL 60062

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said trust agreements set forth.

In addition to all of the powers and authority granted to the trustees by the terms of said declarations of trust, full power and authority is hereby granted to the trustees to improve, manage, protect and subdivide said real estate 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 real estate or any part thereof to a successor or successors in trust to grant to such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustees; to donate, to dedicate, to mortgage, pledge or otherwise encumber said



\*2303722002\*

Doc# 2303722002 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/06/2023 09:38 AM PG: 1 OF 4

REAL ESTATE TRANSFER TAX

06-Feb-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

04-10-319-074-0000

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property, or any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at 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 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 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 or title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said property and every 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 the trustees in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustees to be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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 the trustees, or be obliged or privileged to inquire into any of the terms of said declarations of trust and every deed, trust deed, mortgage, lease or other instrument executed by the trustees 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 declarations of trust 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 declarations of trust or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the trustees were 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 their predecessors in trust.

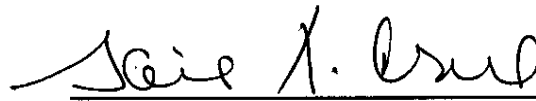
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

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And said GRANTORS hereby expressly waive and release any and all rights and benefits 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 GRANTORS aforesaid, DEAN F. CRUE and GAIL T. CRUE, have executed this Quit Claim Deed in Trust on this 2 day of February, 2023.

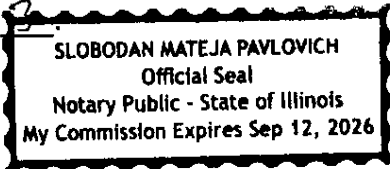
  
\_\_\_\_\_  
DEAN F. CRUE


  
\_\_\_\_\_  
GAIL T. CRUE

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 DEAN F. CRUE and GAIL T. CRUE, 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, sealed and delivered that said instrument as their free and voluntary act, for the use and purposes therein set forth.

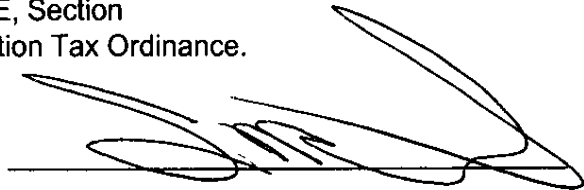
GIVEN under my hand and official seal this 2 day of February, 2023.



  
\_\_\_\_\_  
Notary Public

This deed is exempt pursuant to Chapter 35 Section 305/4 (e) of Real Estate Transfer Tax Act and Paragraph and Paragraph E, Section 200.1-2(b)(6), Chicago Transaction Tax Ordinance.

Date: 2/3/23

  
\_\_\_\_\_

This document prepared by and after recording return to:  
PAVLOVICH LAW, LLC  
8770 W. BRYN MAWR AVE., STE. 1300  
CHICAGO, IL 60631  
773.961.7877

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 2 | 3 | 2023

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

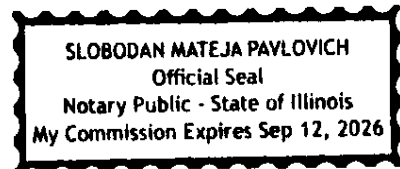
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantor): Deon CIV

On this date of: 2 | 3 | 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 2 | 3 | 2023

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

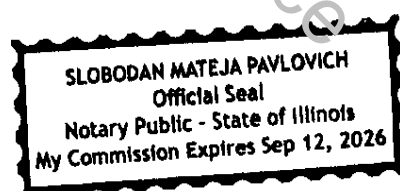
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantee): Deon CIV

On this date of: 2 | 3 | 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**