

# UNOFFICIAL COPY

Doc#: 2304849095 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/17/2023 03:56 PM Pg: 1 of 4

## Quit Claim Deed In Trust

ILLINOIS

Dec ID 20230201655412

*Above Space for Recorder's Use Only*

THE GRANTORS, Valdis Pecs and Peggy Pecs, husband and wife, of the Village of Glenview, County of Cook, and State of Illinois, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, convey and quit claim to Valdis and Peggy Pecs as Trustees of the Valdis and Peggy Pecs Family Trust Dated February 6, 2023, under the provisions of a trust agreement (hereinafter referred to as 'said trustee,' regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to Wit: *(see legal description rider attached as page 3 hereto).*

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any;  
No taxable consideration – Exempt pursuant to 35 ILCS 200/1-45(e) of the Real Estate Transfer Act;

Permanent Real Estate Index Number: 10-07-200-038-0000

Address of Real Estate: 560 Chatham Road, Glenview, Illinois 60025

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

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, 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 present or in 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 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

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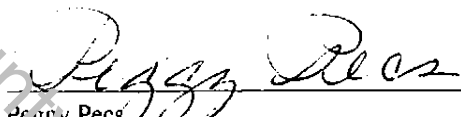
money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; 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 earning 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 earning, avails and proceeds thereof as aforesaid.

In WITNESS WHEREOF, the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

The date of this deed of conveyance is 2-6, 2023

  
 \_\_\_\_\_  
 Valdis Pecs

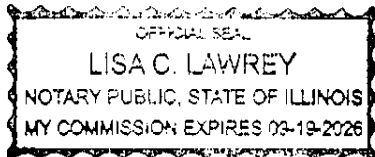
  
 \_\_\_\_\_  
 Peggy Pecs

State of Illinois

SS

County of Lake

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_ personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(her) free and voluntary act, for the uses and purposes therein set forth.



(impress seal here)

Given under my hand and official seal.

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

(My Commission Expires 03-19-2026)

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## LEGAL DESCRIPTION


For the premises commonly known as: 560 Chatham Road, Glenview, Illinois 60025

Legal Description:


LOT 3 IN RIVER GLEN OF THAT PART OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 7, 650 FEET TO THE CENTER LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE SOUTHEASTERLY ALONG THE CENTER LINE OF THE NORTH BRANCH OF SAID RIVER, 801.97 FEET TO THE POINT OF INTERSECTION OF SAID CENTER LINE WITH A LINE WHICH IS 1454.42 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 7; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION 7, 371.07 FEET; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 7, 59.13 FEET TO THE PLACE OF BEGINNING, ACCORDING TO PLAT OF SAID RIVER GLEN SUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON AUGUST 1, 1961 AS DOCUMENT NUMBER 1990615, IN COOK COUNTY, ILLINOIS.

PIN/Tax Code: 10-07-200-038-0000

No taxable consideration – Exempt pursuant to 35 ILCS 200/31-45(e) of the Real Estate Transfer Act;

  
\_\_\_\_\_  
Valdis Pecs

2-6-23  
Date

  
\_\_\_\_\_  
Peggy Pecs

2-6-23  
Date

**Prepared by:**  
Merit Law Group, Inc.  
959 Main St., Unit 1  
Antioch, Illinois 60002

**Send subsequent tax bills to:**  
Valdis and Peggy Pecs, Trustees  
560 Chatham Road  
Glenview, Illinois 60025

**After recording mail to:**  
Merit Law Group, Inc.  
959 Main St., Unit 1  
Antioch, Illinois 60002

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## GRANTOR / GRANTEE STATEMENT

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.

02-06-2023  
Dated

[Signature]  
Signature Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 6<sup>th</sup> DAY OF February, 2023



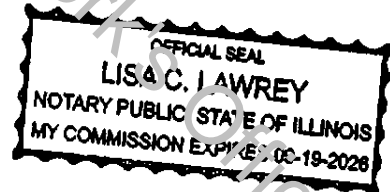
[Signature]  
Notary Public

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.

02-06-2023  
Dated

[Signature]  
Signature Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 6<sup>th</sup> DAY OF February, 2023



[Signature]  
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.

[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.]