

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST

THIS TRUSTEE'S DEED, made this 17<sup>th</sup> day of February, 2023, by and between **John G. Clark** and **Valerie D. Clark**, husband and wife of the County of Cook, and State of Illinois (the "Grantors"), and **John Clark, not individually, but as Trustee of the John Clark Trust Dated February 17, 2023** as to an undivided 50% interest, and to **Valerie D. Clark, not individually, but as Trustee of the Valerie D. Clark Trust Dated February 17, 2023** as to an undivided 50% interest as tenants by the entirety, both whose address is 724 W. Catino Street, Arlington Heights, IL 60005 ("Grantees") (hereinafter referred to as "said trustee" regardless of the number of trustees), WITNESSETH that the Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as Trustees of the above-described trusts, and of every other power and authority of the Grantors hereunto enabling, hereby GRANT, CONVEY and QUITCLAIM unto the Grantees, all of the Grantors' interest in and to the following described real estate, situated in the County of Cook and State of Illinois, to wit:

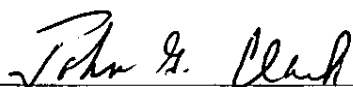
Legal Description see Exhibit "A" attached hereto and made part of

Permanent Real Estate Index Numbers: 03-31-418-018-0000

Property Address: 724 W. Catino Street, Arlington Heights, IL 60005

Exempt transfer under provisions of Paragraph "E" Section 31-45 of the Real Estate Transfer Tax Act.

Date: February 17<sup>th</sup>, 2023

  
\_\_\_\_\_  
John G. Clark



Doc# 2305457016 Fee \$88.00

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

KAREM A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/23/2023 02:58 PM PG: 1 OF 5

### ILLINOIS ESTATE TRANSFER TAX

23-Feb-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

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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 and set forth herein.

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, streets, 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, 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 thereof, 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 or money borrowed or advanced on said premises, 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 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 Trustee's Deed in Trust and by said trust agreement were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Trustee's Deed 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.

And the undersigned hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois providing the exemption of homesteads from sale on execution or otherwise.

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IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set their hand and seal as of the 17<sup>th</sup> day of February, 2023.

John G. Clark  
John G. Clark

Valerie D. Clark  
Valerie D. Clark

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 John G. Clark and Valerie D. Clark, husband and wife, 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 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, if any.

Given under my hand and official seal, this 17<sup>th</sup> day of February, 2023.



Jessica Van Heel  
Notary Public

My commission expires: July 15, 2026

This instrument was prepared by and after recording return to:

Loretto M. Kennedy, Esq.  
Chuhak & Tecson, P.C.  
120 S. Riverside Plaza, Suite 1700  
Chicago, Illinois 60606

Send subsequent tax bills to:

John Clark, Trustee and  
Valerie D. Clark, Trustee  
724 W. Catino Street,  
Arlington Heights, IL 60005

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## EXHIBIT "A" LEGAL DESCRIPTION

LOT 56 IN THOMAS A. CATINO'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE WEST 1311.75 FEET OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE CENTER OF ROAD, IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART THEREOF CONVEYED TO CARL BEHLENDORF, BY DEED RECORDED APRIL 2, 1890, AS DOCUMENT NUMBER 1243486, IN BOOK 2866, PAGE 314, BEING A STRIP OF LAND 0.13 FEET WIDE ALONG THE EAST SIDE THEREOF THE NORTH END OF WHICH STARTS 933.38 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHEAST QUARTER ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 14, 1956 AS DOCUMENT NUMBER 1656762.

Permanent Real Estate Index Numbers: 03-31-418-018-0000

Property Address: 724 W. Catino Street, Arlington Heights, IL 60005

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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 or assignment of beneficial interest in a land trust or is either is 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 their 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: February 17, 2023.

John G. Clark  
John G. Clark

SUBSCRIBED and SWORN to before me this 17<sup>th</sup> day of February, 2023.



Jessica Van Heel  
NOTARY PUBLIC

My commission expires: July 15, 2026

The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is 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 their 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: February 17, 2023.

John G. Clark  
John Clark, Trustee

SUBSCRIBED and SWORN to before me this 17<sup>th</sup> day of February, 2023.



Jessica Van Heel  
NOTARY PUBLIC

My commission expires: July 15, 2026

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 5 of the Illinois Real Estate Transfer Act.]