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Doc#: 2310149011 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/11/2023 09:26 AM Pg: 1 of 3

Dec ID 20230401693038

**QUIT CLAIM DEED - EXEMPT
ILLINOIS STATUTORY
Deed In Trust**

THE GRANTOR, **DENNIS J. GREIFF**, a married man, of 8005 W. O'Connor Dr., Unit 5A, River Grove, IL 60171, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to **DENNIS J. GREIFF, AS TRUSTEE OF THE DENNIS J. GREIFF LIVING TRUST DATED FEBRUARY 15, 2023**, of 8005 W. O'Connor Dr., Unit 5A, River Grove, IL 60171, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 5-A: AS DELINEATION IN PLAT OF SURVEY OF A PARCEL OF LAND DESCRIBED AS: LOT 6 AND THE EAST 12 FEET OF LOT 5 IN KOZIOL'S RIVER GROVE ESTATES RESUBDIVISION IN THE NORTH EAST FRACTIONAL QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY OAK PARK NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 10, 1969 AND KNOWN AS TRUST NO. 2970 FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON APRIL 2, 1971 AS DOCUMENT 21438330 TOGETHER WITH AN UNDIVIDED 4.450 PERCENT INTEREST IN THE AFORESAID DESCRIBED PARCEL (EXCEPT ALL UNITS) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 12-26-206-089-1019

Address of Real Estate: 8005 W. O'Connor Dr., Unit 5A, River Grove, IL 60171

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust and for the following uses:

1. The Trustee (or Trustees, as the case may be) is invested with the following powers: (a) to manage, improve, divide or subdivided the trust property, or any part thereof, (b) to sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successors in trust all the powers vested in the Trustee, (c) to mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) to dedicate parks, streets, highways or alleys, and to vacate any portion of the premises.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the trust agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee,

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and is binding upon the beneficiary or beneficiaries under said trust instrument; and if said instrument is executed by a successor or successors in trust, that he or she or they were duly appointed and fully vested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said trust and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

SUBJECT TO: Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general real estate taxes for years not yet due and payable.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 15th day of February, 2023.

Dennis J. Greiff
DENNIS J. GREIFF

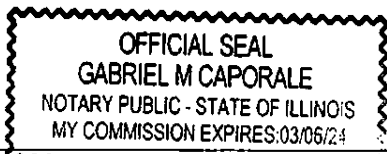
The Grantee DENNIS J. GREIFF as Trustee under the provisions OF THE DENNIS J. GREIFF LIVING TRUST DATED FEBRUARY 15, 2023, hereby acknowledges and accepts this conveyance into the said trust.

Dennis J. Greiff
DENNIS J. GREIFF, Trustee

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DENNIS J. GREIFF, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, 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 15th day of February, 2023.



Gabriel M. Caporale (Notary Public)

Mail to and Prepared by:
Law Office of Gabriel M. Caporale
7646 W. North Avenue
Elmwood Park, IL 60707

Exempt under 35 ILCS 200/31-45 Paragraph e.
By: Gabriel M. Caporale
Date: February 15, 2023

Name and Address of Taxpayer:

DENNIS J. GREIFF LIVING TRUST
8005 W. O'Connor Dr., Unit 5A
River Grove, IL 60171



Nº 002210
BC 3-30-23
Approved

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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 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.

Date: 2/15/23

Signature: *Dennis J Greiff*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID DENNIS J. GREIFF
THIS 15th DAY OF February,
20 23

NOTARY PUBLIC

Gabriel M Caporale



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 title to real estate under the laws of the State of Illinois.

Date: 2/15/23

Signature: *Dennis J Greiff*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID DENNIS J. GREIFF
THIS 15TH DAY OF February,
20 23

NOTARY PUBLIC

Gabriel M Caporale



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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in _____, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]