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QUIT CLAIM DEED IN TRUST

Doc# 2310941032 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/19/2023 11:37 AM PG: 1 OF 4

Property of Cook County Clerk's Office

THE GRANTOR(s) **KEVIN M. PUGLIESE** and **LISANNE P. PUGLIESE** Husband and Wife, of the City of LaGrange Park, County of Cook, State of Illinois, for and in consideration of No/100 Dollars, and other good and valuable considerations in hand paid, CONVEY(s) and QUITCLAIM(s) unto THE GRANTEE, **LISANNE P. PUGLIESE** as Trustee, of the **LISANNE P. PUGLIESE DECLARATION OF TRUST DATED APRIL 5, 2023**, as to an undivided one-half interest whose address is 32 Elmwood Avenue, LaGrange Park, IL 60526 AND **KEVIN M. PUGLIESE**, as Trustee, of the **KEVIN M. PUGLIESE DECLARATION OF TRUST DATED APRIL 5, 2023**, as to an undivided one-half interest, whose address is 32 Elmwood Avenue, LaGrange Park, IL 60526 of the following described real estate in Cook County, Illinois to wit:

LOTS 17 AND 18 IN BLOCK 4 IN RICHMOND'S ADDITION TO LAGRANGE IN SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 15-33-331-006-0000 & 15-33-331-007-0000

Address of Real Estate: 32 Elmwood Avenue, LaGrange Park, IL 60526

This parcel is the homestead of the Grantees and it is the intention of the Grantees that the interests as husband and wife to the homestead property are to held as Tenants by the Entirety and not as joint tenants nor as tenants in common.

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 set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, street, 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 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 and the terms 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

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kind, to release, to 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 the ways above specified, at any time or times hereafter.

In no other case shall any party dealing with said trustee in relations to 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 the application of any purchase money, rent, money borrowed or advanced on said premises, or be obliged to see 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 the 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 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 earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to personal property, and no beneficiary hereunder shall have any 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.

And the said grantor(s) hereby expressly waives(s) and release(s) any and all right or benefit under and by virtue and any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

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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(s) 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 State of Illinois.

Dated: April 5, 2023

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the
Said Agent
This 5th day of April 2023

[Handwritten Signature]
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee(s) 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 the 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: April 5, 2023

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the
Said Agent
This 5th day of April 2023.

[Handwritten Signature]
Notary Public

