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Accession # 20016952HH

Doc#: 2311610009 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/26/2023 09:58 AM Pg: 1 of 4

QUITCLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor(s) **MARY BAFIA**, a widow of the County of Cook and State of ILLINOIS for and in consideration of TEN AND NO/100 Dollars, and other good and valuable considerations in hand paid, **CONVEYS AND QUITCLAIMS**

Dec ID 20230401605130
ST/CO Stamp 1-033-821-392

unto the **MARQUETTE BANK**, an Illinois Banking Association., whose address is 9533 W. 143rd St., Orland Park, Illinois 60462, as Trustee under the provisions of a trust agreement dated the 4th day of April, 2023 and known as Trust Number 31051 the following described Real Estate in the County of Cook and State of Illinois, to-wit:

LOT 163 IN COEY'S WESTERN SUBDIVISION SECOND ADDITION, A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Address: 9221 S. 87th Court, Hickory Hills, Illinois 60457
Permanent Index No: 23-02-311-007-0000

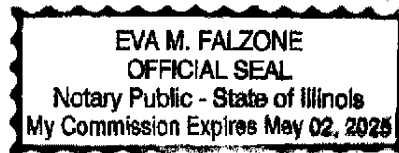
TO HAVE AND TO HOLD, the premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth. See reverse side for terms and powers of trustee. And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

This transaction is exempt under the provisions of paragraph (e) Section 31-45 of the Property Tax Code *SKR 4/4/23*

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his hand and seal this 4th day of April, 2023

Mary Bafia

MARY BAFIA



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 Mary Bafia personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated 4/4/23

Eva M. Falzone

Notary Public

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TERMS AND CONDITIONS

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, 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 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 praesenti or futuro, and upon any terms and period 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 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 mortgage 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 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 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 a successor or successors in trust, that such successor or successors in trust have been properly appointed and fully vested with all the title, estate, rights, power, 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 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register for note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

AFTER RECORDING, PLEASE MAIL TO:

Marquette Bank/Trust Department
9533 W. 143rd Street
Orland Park, Illinois 60462

THIS INSTRUMENT WAS PREPARED BY:

David J. Philipps, Philipps, & Philipps, Ltd.
9760 S. Roberts Road, Suite One
Palos Hills, Illinois 60465

Mail Real Estate Tax bills to: Mary Bafia

9221 S. 87th Court

Hickory Hills, IL 60457

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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: 4 | 4 | 2023

SIGNATURE: Mary Bafia
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:

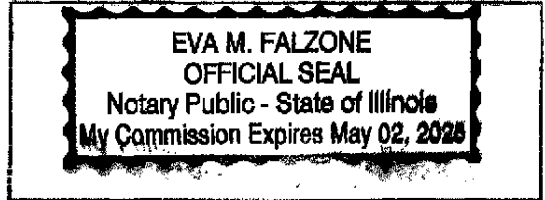
EVA M. FALZONE

By the said (Name of Grantor): MARY BAFIA

On this date of: 4 | 4 | 2023

NOTARY SIGNATURE: Eva M Falzone

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: 4 | 4 | 2023

SIGNATURE: Mary Bafia
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:

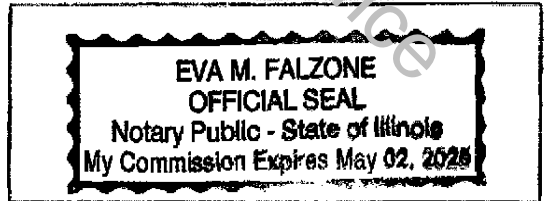
EVA M. FALZONE

By the said (Name of Grantee): MARY BAFIA

On this date of: 4 | 4 | 2023

NOTARY SIGNATURE: Eva M Falzone

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)**

UNOFFICIAL COPY

CERTIFICATION OF DEATH RECORD

COOK COUNTY CLERK VITAL RECORDS CHICAGO, ILLINOIS MEDICAL CERTIFICATE OF DEATH

STATE FILE NUMBER 2014 0098762

DATE ISSUED 12/26/2014

DECEDENT'S LEGAL NAME JOZEF BAFIA		SEX MALE	DATE OF DEATH DECEMBER 21, 2014	
COUNTY OF DEATH COOK	AGE AT LAST BIRTHDAY 64 YEARS	DATE OF BIRTH AUGUST 21, 1950		
CITY OR TOWN CHICAGO		HOSPITAL OR OTHER INSTITUTION NAME UNIVERSITY OF ILLINOIS HOSPITAL		
PLACE OF DEATH INPATIENT				
BIRTHPLACE POLAND	SOCIAL SECURITY NUMBER [REDACTED]	STATUS AT TIME OF DEATH MARRIED	SURVIVING SPOUSE/CIVIL UNION PARTNER'S MAIDEN NAME MARY MALEC	EVER IN U.S. ARMED FORCES? NO
RESIDENCE 9221 SOUTH 87TH COURT		APT. NO.	CITY OR TOWN HICKORY HILLS	INSIDE CITY LIMITS? YES
COUNTY COOK	STATE IL	ZIP CODE 60457	FATHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION ALBIN BAFIA	MOTHER/CO-PARENT'S NAME PRIOR TO FIRST MARRIAGE/CIVIL UNION MARIA HARNIK
INFORMANT'S NAME MARY BAFIA		RELATIONSHIP WIFE	MAILING ADDRESS 9221 SOUTH 87TH COURT, HICKORY HILLS, IL, 60457	
METHOD OF DISPOSITION BURIAL		PLACE OF DISPOSITION RESURRECTION CATHOLIC CEMETERY	LOCATION - CITY OR TOWN AND STATE JUSTICE, IL	DATE OF DISPOSITION DECEMBER 28, 2014
FUNERAL HOME DAMAR-KAMINSKI FUNERAL HOME & CREMATORIUM, 7861 S. 88TH AVE, JUSTICE, IL, 60458				
FUNERAL DIRECTOR'S NAME MARKA KAMINSKI SR			FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER 034014496	
LOCAL REGISTRAR'S NAME DAVID ORR			DATE FILED WITH LOCAL REGISTRAR DECEMBER 26, 2014	
CAUSE OF DEATH PART I METASTATIC PROSTATE CANCER				
IMMEDIATE CAUSE (Final disease or condition resulting in death) b. SEPSIS				
Due to (or as a consequence of):				
Due to (or as a consequence of):				
Due to (or as a consequence of):				
PART II Enter other significant conditions contributing to death but not resulting in the underlying cause given in Part I.			WAS AN AUTOPSY PERFORMED? NO	
			WERE AUTOPSY FINDINGS USED TO COMPLETE CAUSE OF DEATH? N/A	
FEMALE PREGNANCY STATUS NOT APPLICABLE			MANNER OF DEATH NATURAL	
DATE OF INJURY	TIME OF INJURY	PLACE OF INJURY		INJURY AT WORK?
LOCATION OF INJURY				
DESCRIBE HOW INJURY OCCURRED:			IF TRANSPORTATION INJURY, SPECIFY:	
ATTEND THE DECEASED? YES	DATE LAST SEEN ALIVE DECEMBER 21, 2014	WAS MEDICAL EXAMINER OR CORONER CONTACTED? NO	DATE PRONOUNCED	TIME OF DEATH 01:01 AM
CERTIFIER PHYSICIAN			DATE CERTIFIED DECEMBER 21, 2014	
NAME, ADDRESS AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH MICHAEL LAWRENCE ROSENBERG, MD, 1740 W TAYLOR STREET, CHICAGO, ILLINOIS, 60612			PHYSICIAN'S LICENSE NUMBER 12506591B	

NOTE: EMBOSSED STATE AND COUNTY SEALS AT BOTTOM



This is to certify that this is a true and correct copy from the official death record filed with the Illinois Department of Public Health.

David Orr
David Orr
Cook County Clerk



ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

EXHIBIT A