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Doc#: 2318047034 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/29/2023 12:39 PM Pg: 1 of 5

**This instrument was prepared by and
after recording return to:**

Jeanne M. Kerkstra
Kerkstra Law Offices LLC
912 S. Morgan Street
Chicago, IL 60607

Dec ID 20230601660428
ST/CO Stamp 1-833-340-624

Send subsequent tax bills to:

Ronald Domino, Trustee
333 Ashbury Place
Lemont, IL 60439

QUITCLAIM DEED IN TRUST

GRANTOR, RONALD DOMINO, in consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration the receipt and sufficiency of which the Grantor acknowledges, does hereby grant, sell, convey and quitclaim his entire interest to RONALD DOMINO, not individually, but as Trustee of the RONALD DOMINO SR. TRUST, GRANTEE, (hereinafter referred to as "said trustee"), whose address is 333 Ashbury Place, Lemont, IL 60439 the following described real estate situated in the County of Cook, State of Illinois and known and described as follows, namely:

Legal Description: SEE ATTACHED.

Permanent Real Estate Tax number: 22-32-201-012-0000 and 22-32-211-026-0000

Address of Real Estate: 333 Ashbury Place, Lemont, IL 60439

No Documentary Tax Stamp is due as this is a conveyance of no consideration.

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 and set forth herein.

Full power and authority are hereby granted to said trustees 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

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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 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 consideration 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 trustees 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 trustees, 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 insure 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 trustees 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 Deed and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this 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 said Grantors hereby expressly waive and release 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.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal this 13
day of JUNE 2023.



RONALD DOMINO

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the Sate aforesaid, DO HEREBY CERTIFY that RONALD DOMINO, personally know 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 he signed and delivered the said instrument for the uses and purposes therein set forth.

Given under my hand and official seal this 13 day of JUNE, 2023.

Santina Sambucaro
(Notary Public
My commission expires: 2/26/25



Exempt transfer under Section "E" of the Real Estate Transfer Tax Act.

6-23-23
Date

Ronald Domino
Signature

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EXHIBIT "A"

PARCEL 1: UNIT 26-333 THAT PART OF LOT 26 IN ASHBURY WOODS UNIT 2 A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 26; THENCE NORTH 00°00'37" WEST ALONG THE WEST LINE OF SAID LOT 26, A DISTANCE OF 55.00 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 00°00'37" WEST ALONG THE WEST LINE OF SAID LOT 26, A DISTANCE OF 41.74 FEET TO THE NORTHWEST CORNER OF SAID LOT 26; THENCE NORTH 89°59'23" EAST ALONG THE NORTH LINE OF SAID LOT 26, A DISTANCE OF 83.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 26; THENCE SOUTH 00°00'37" EAST ALONG THE EAST LINE OF SAID LOT 26, A DISTANCE OF 41.74 FEET; THENCE SOUTH 89°59'23" WEST, A DISTANCE OF 83.00 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER COMMON AREAS AND OUTLOTS A AND B AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 8, 2003 AS DOCUMENT 0030038125 AND AMENDED FROM TIME TO TIME AND AS CREATED BY DEED FROM ASHBURY WOODS DEVELOPMENT, LLC.

Permanent Real Estate Tax number: 22-32-201-012-0000 and 22-32-211-026-0000

Address of Real Estate: 333 Ashbury Place, Lemont, IL 60439

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STATEMENT BY GRANTOR AND GRANTEE

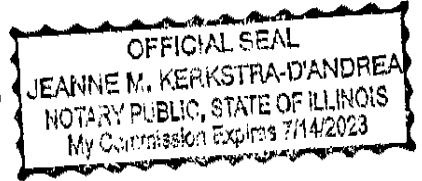
The grantors or their agent affirms that, to the best of their knowledge, the names of the grantors shown on the deed or assignment of beneficial interest in land trust is either a natural person, an Illinois partnership, an Illinois corporation or foreign corporation authorized to do business or acquire 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.

Dated May 6/13/, 2023

Signature: *Ronald Dennis*
Grantor or Agent

Subscribed and sworn to before me this 13 day of ~~May~~ ^{JUNE}, 2023.

Notary Public *Jeanne M. Kerkstra-D'Andrea*
My commission expires: *2/26/23*



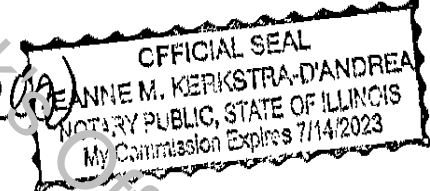
The grantees or their agent affirms that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in land trust is either a natural person, an Illinois partnership, an Illinois corporation or foreign corporation authorized to do business or acquire 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.

Dated May JUNE 13, 2023

Signature: *Ronald Dennis*
Grantee or Agent

Subscribed and sworn to before me this 13 day of ~~May~~ ^{JUNE}, 2023.

Notary Public *Jeanne M. Kerkstra-D'Andrea*
My commission expires: *2/26/23*



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.)