

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

Doc#: 2318729042 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/06/2023 09:57 AM Pg: 1 of 4

Dec ID 20230501624866

THIS INDENTURE WITNESSETH, That the grantor, BERTHA COLEMAN, a/k/a BERTHA R. COLEMAN, of the County of Cook, State of Illinois, whose address is 13212 Greenleaf Trail, Palos Heights, Illinois 60463, in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to BERTHA R. COLEMAN, of the County of Cook, State of Illinois, whose address is 13212 Greenleaf Trail, Palos Heights, Illinois 60463, not personally but as Trustee under the provisions of a trust agreement dated the 18th day of May, 2023 and known as the BERTHA R. COLEMAN DECLARATION OF TRUST, or successor in Trust, the following described Real Estate in the County of Cook and State of Illinois, to wit:

UNIT 13212 IN FOREST RIDGE AT WESTGATE VALLEY DUPLEX TOWNHOME CONDOMINIUMS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON FEBRUARY 19, 2003, AS DOCUMENT NUMBER 030235646; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, A PART OF FOREST RIDGE AT WESTGATE VALLEY CONDOMINIUMS AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS IN FOREST RIDGE AT WESTGATE VALLEY, BEING A SUBDIVISION IN THAT PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 2000, AS DOCUMENT NUMBER 00250556 IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON NOVEMBER 15, 2000 AS DOCUMENT NUMBER 00899505; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION; AS AMENDED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record

PERMANENT TAX NUMBER: 24-32-300-062-1039

Address of Real Estate: 13212 Greenleaf Trail, Palos Heights, Illinois 60463

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.

UNOFFICIAL COPY

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 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 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 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, 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 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 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.

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.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal:

this 10th day of May, 2023.

Bertha R. Coleman
BERTHA COLEMAN, a/k/a BERTHA R. COLEMAN

UNOFFICIAL COPY

I, BERTHA R. COLEMAN, as the grantee and as the trustee of this deed, accept this conveyance.

Bertha R. Coleman
BERTHA R. COLEMAN

State of Illinois

County of Cook

I, Eileen K. Walsh, a Notary Public in and for said County, in the State aforesaid, do hereby certify that BERTHA COLEMAN, a/k/a BERTHA R. COLEMAN, 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 notarial seal, this 18th day of May, 2023.

[Signature] (Notary Public)



EXEMPT UNDER PROVISIONS OF PARAGRAPH
4E, SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: MAY 18, 2023

Bertha R. Coleman
Signature of Buyer, Seller or Representative

Prepared By: Eileen Kerlin Walsh
11757 Southwest Highway
Palos Heights, Illinois 60463

Return to:

The Law Offices of Eileen Kerlin Walsh P.C.
11757 Southwest Highway
Palos Heights, Illinois 60463

Mail Tax Bill To:

BERTHA R. COLEMAN
13212 Greenleaf Trail
Palos Heights, Illinois 60463

UNOFFICIAL COPY

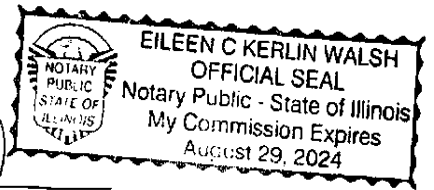
STATEMENT BY GRANTOR AND GRANTEE

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 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: May 18, 2023

Signature: Bertha R. Coleman
BERTHA COLEMAN

Subscribed and sworn to before
Me by the said Bertha Coleman
this 18~~th~~ day of May,
2023.



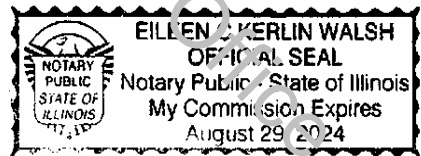
NOTARY PUBLIC _____

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 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.

Date: May 18, 2023

Signature: Bertha R. Coleman
BERTHA R. COLEMAN

Subscribed and sworn to before
Me by the said Bertha R. Coleman
this 18~~th~~ day of May,
2023.



NOTARY PUBLIC _____

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)