

UNOFFICIAL COPY

Doc#: 2322208048 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/10/2023 08:58 AM Pg: 1 of 5



QUIT CLAIM DEED IN TRUST ILLINOIS STATUTORY

Dec ID 20230701686904
ST/CO Stamp 1-388-255-696
City Stamp 0-991-713-744

10008490
(10001)

THIS INDENTURE WITNESSTH, That the GRANTOR(S), **Gerald W. Napleton**, a married person, of 6619 N. Navajo, of the Village of Lincolnwood, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to **Gerald M. Napleton as Trustee of the Gerald M. Napleton Revocable Self Declaration of Trust dated December 12, 2001**, of 240 E. May Street, of the City of Elmhurst, County of DuPage, State of Illinois, all interest in the following described Real Estate situated in the County of DuPage in the State of Illinois, to wit:

COOK


SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2023.



Permanent Real Estate Index Number(S): **24-23-202-086-1012**

Address(es) of Real Estate: **11103 S. St. Louis Avenue, #304
Chicago, IL 60655**

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.

REAL ESTATE TRANSFER TAX		07-Aug-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

24-23-202-086-1012 | 20230701686904 | 0-991-713-744
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		07-Aug-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

24-23-202-086-1012 | 20230701686904 | 1-388-255-696

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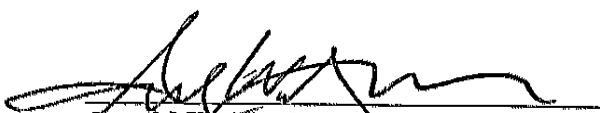
Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; 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 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 in 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, 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 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 earning 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 earning, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) 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 and sale on execution or otherwise.

In WITNESS WHEREOF, the GRANTOR(s) aforesaid have hereunto set their hand(s) and seal(s) on this 24th day of July, 2023.


 Gerald W. Napleton

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Gerald W. Napleton**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in persons, and acknowledged that he signed, sealed and delivered the said instrument as his 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 24th day of July, 2023.

Charles M. Zarzecki
(Notary Public)



EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 31 - 45, REAL ESTATE TRANSFER TAX

LAW.
DATE: July 24, 2023

Charles M. Zarzecki
Signature of Buyer, Seller or Representative

Prepared By: Charles M. Zarzecki, P.C.
13500 Circle Drive, Suite 203
Orland Park, IL 60462

Mail To:
Charles M. Zarzecki, P.C.
13500 Circle Drive, Suite 203
Orland Park, IL 60462

Name & Address of Taxpayer:
Gerald M. Napleton Trust
240 E. May Street
Elmhurst, IL 60126

THIS INSTRUMENT FILED FOR RECORD
BY GIT AS AN ACCOMODATION ONLY.
IT HAS NOT BEEN EXAMINED AS TO ITS
EXECUTION OR AS TO THE EFFECT UPON
TITLE.

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EXHIBIT "A"

11103 S. ST. LOUIS AVENUE, #304
CHICAGO, IL 60655

PIN: 24-23-202-086-1012

UNIT NUMBER 304 IN COURTYARD CONDOMINIUM AS DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 23, 1996 AS DOCUMENT 96649344 AND AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOTS 1, 2 AND 3 IN YTSMA'S SUBDIVISION, BEING A SUBDIVISION OF LOTS 2, 4, 6, 8 AND 10 IN THE SUBDIVISION OF BLOCK 6 IN BOND'S SUBDIVISION OF THE NORTHEAST $\frac{1}{4}$ (EXCEPTING THE SOUTH 100 ACRES THEREOF AND EXCEPTING 1 ACRE IN THE NORTHWEST CORNER OF THE EAST $\frac{1}{2}$ IN SAID QUARTER SECTION), OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: ALL THAT PART OF THE NORTH AND SOUTH 14 FEET PUBLIC ALLEY LYING WEST AND ADJOINING THE WEST LINE OF LOT 5 IN KLEIN'S RESUBDIVISION OF LOTS 1, 3, 5, 7 AND THE NORTH 21 FEET OF LOT 9 IN BLOCK 6 IN BOND'S SUBDIVISION OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPT THE SOUTH 100 ACRES AND ALSO EXCEPT THE 1 ACRE IN THE NORTHWEST CORNER OF THE EAST $\frac{1}{2}$ OF SAID QUARTER SECTION DEEDED TO THE SCHOOL COMMISSIONERS) LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 1 IN YTSMA'S SUBDIVISION OF LOTS 2, 4, 6, 8 AND 10 IN THE SUBDIVISION OF BLOCK 6 IN BOND'S SUBDIVISION AFOREMENTIONED AND LYING NORTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 5 IN KLEIN'S RESUBDIVISION AFOREMENTIONED PRODUCED WEST 14 FEET; SAID PART OF PUBLIC ALLEY HEREIN VACATED BEING FURTHER DESCRIBED AS THE NORTH 125 FEET, MORE OR LESS, OF THE NORTH AND SOUTH PUBLIC ALLEY IN BLOCK BOUNDED BY WEST 111TH STREET, WEST 112TH PLACE, SOUTH TRUMBULL AVENUE AND SOUTH ST. LOUIS AVENUE, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH IN THE DECLARATION AND THE SURVEY, ALL IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

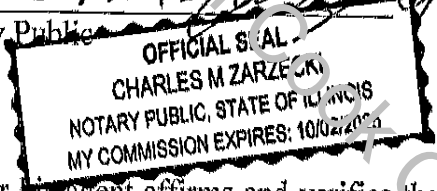
The grantor, or his agent, affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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.

DATED July 24, 2023

Signature: [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO before me
this 24 day of July, 2023.

[Signature]
Notary Public



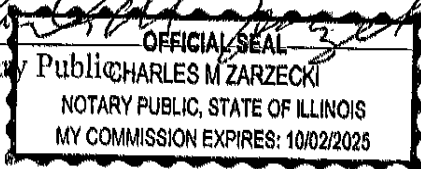
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 July 24, 2023

Signature: [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO before me
this 24 day of July, 2023.

[Signature]
Notary Public



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.