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QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor, LANESE L TURNER, a married person, of the County of Cook and State of Illinois for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable considerations in hand CONVEYS and QUITCLAIMS unto CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, whose address is 10 South LaSalle Street, Suite 2750, Chicago, Illinois 60603, as Trustee under the provisions of a Trust Agreement dated the 22nd day of September, 2023, and known as Trust Number 8002392799, the following described real estate in the County of Sook and State of Illinois, to-wit:

LOT 118 (EXCEPT THE NORTA 5 FEET THEREOF) AND THE NORTH 10 FEET OF LOT 117 IN ENGLEWOOD ON THE HILL THIRD ADDITION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIUP 38 NORTH, RANGE 14, EAST OF THE THIRD

PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINCIS

Permanent Tax Number: 20-19-321-028-0000

Property Address: 6924 S CLAREMONT AVENUE, CHICAGO 12 60636

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 intercive, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleval 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 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 tirue 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 bases 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 ordinas 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. 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.

Reserved for Recorder's Office

Doc# 2327949024 Fee ≸88.00 RHSP FEE: \$18.00 RPRF FEE: \$1.00 KAREN A. YARBROUGH COOK COUNTY CLERK DATE: 10/06/2023 12:51 PM PG: 1 OF 3

O TRUST DEPARTMENT LT

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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.

And the said grantor hereby expressly waives and releases 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.

statutes of the State of Illinois, providing fo			
In Witness Whereof, the grantor aforesaid	has hereunto set h	is hand and seal this	22 day of Sept , 20 <u>23</u>
CANESE L TURNER	(Seal) <u>x</u>		(Seal)
(Seal)		(Seal)
THIS INSTRUMENT WAS PREPARED B	Y :		
Ted London - Attorney Fallaw			
1718 East 87 th Street Chicago, IL 60617			
State of Illinois County of Cook			
I, the undersigned, a Notary Public said grantor/s personally known to me to appeared before me this day in person anhis/her free and voluntary act, for the uses homestead.	be the same pers d acknowled; ed the s and purposes he	on/s whose name is su at he/she signed, seale rein set forth, including	ubscribed to the foregoing instrument, d and delivered the said instrument as the release and waiver of the right of
OFFICIAL SEAL THEODORE LONDON NOTARY FUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 3/28/2025	Given unde	NOTABY PULL	seal this 22 day of Sept 23
AFTER RECORDING, PLEASE M.	AIL TO:		'S
CHICAGO TITLE LAND TRUST OF 10 SOUTH LASALLE ST., SUITE CHICAGO, IL 60603	COMPANY 2750 (OR BOX NO. 33	33 (COOK COUNTY ONLY)
SEND FUTURE TAX BILLS TO:	CTLTC #80023: 6924 S CLAREI CHICAGO, IL 6	MONT AVE	· · · · · · · · · · · · · · · · · · ·
		,	

Exempt under provisions of Paragraph E, Seetlon 31-45 Real Estate Transfer Tax Act

Date Buyer, Seller, Representative

REAL ESTATE TRANSFER TAX		AX	29-Sep-2023	
			COUNTY:	0.00
		(304)	ILLINOIS:	0.00
			TOTAL:	0.06
	20-19-321-	-028-0000	20230901638895	2-041-430-992

REAL ESTATE TRA	29-Sep-2023	
A DA	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
20 10 221 020 000		

^{20-19-321-028-0000 | 20230901638895 | 0-885-072-848 *} Total does not include any applicable penalty or interest due.

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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.

Subscribed and sworn to before me
by the said
dated

Notary Public

Signature:

Signature:

Grantor or Agent

"OFFICIAL SEAL"

RACHEL HUITSING

NOTARY PUBLIC, STATE OF ILLINOIS

My Commission Expires 08/21/2026

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 title to real estate under the laws of the State of Illinois.

Dated 9/25/23 Signature: Grantee or Agent

Subscribed and sworn to before me

by the said description dated

Notary Public

"OFFICIAL SEAL"
RACHEL HUITSING

NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 08/21/2026

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.