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Doc# 2328315014 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/10/2023 10:57 AM PG: 1 OF 4

QUIT CLAIM DEED IN TRUST

The above space is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s) Timothy P. Hickey, a single person,

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand, paid, Convey and quit claim unto PARKWAY BANK AND TRUST COMPANY, 4800 N. Harlem Avenue, Harwood Heights, Illinois 60706, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated 08/01/2023 and known as Trust Number 16699, the following described real estate in the State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As: 4552 Prescott Avenue, Lyons, IL 60534
P.I.N.:18-01-318-031-0000/18-01-318-032-0000

This transaction is exempt pursuant to paragraph (e) of the Real Estate Transfer Act.

Timothy P. Hickey

Dated: August, 2023.

10th

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 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 future, and upon any terms and for any period or periods of time, not exceeding 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

Heart Form No. 10775F

REAL ESTATE TRANSFER TAX

10-Oct-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

18-01-318-031-0000

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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 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 ~~has~~ 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 from sale on execution or otherwise.

In Witness Whereof, the grantor _____ aforesaid ha^s hereunto set his
 hand and seal on this 16th day of August 2023

 Signature Signature
 Timothy P. Hickey _____
 Name Name

THIS INSTRUMENT WAS PREPARED BY: and Mail To:

Michael Maksimovich Attorney at Law, 8643 W. Ogden Avenue, Lyons, Illinois 60534

STATE OF ILLINOIS / COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state of Illinois, do hereby certify that _____
Timothy P. Hickey, a single person, personally 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 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 notarial seal this 16th day of August 2023



Michele M Salerno

Notary Public

SEND TAX BILLS TO:

Parkway Bank and Trust Co as Trustee under Trust
4552 Prescott Avenue No. 16699
Lyons, IL 60534

PARKWAY BANK AND TRUST COMPANY
4800 NORTH HARLEM AVENUE
HARWOOD HEIGHTS, ILLINOIS 60706

For information only insert street address
 of above described property

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LEGAL DESCRIPTION

PARCEL 1:

THE SOUTH 50.45 FEET OF THE NORTH 200.45 FEET OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS ONE TRACT: LOTS 16 TO 22 INCLUSIVE, IN STATE ROAD SUBDIVISION NUMBER 2, A RESUBDIVISION OF LOTS 10, 14, 33 AND 37 AND LOT 56 (EXCEPT THE SOUTH 50 FEET) IN RIVERSIDE ACRES, A SUBDIVISION IN THE SOUTH ½ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL: THAT PART OF LOTS 19, 20, 21 AND 22 IN STATE ROAD SUBDIVISION NO 2, A RESUBDIVISION OF LOTS 10, 14, 33 AND 37 AND LOT 56 (EXCEPT THE SOUTH 50 FEET THEREOF) IN RIVERSIDE ACRES, A SUBDIVISION OF THE SOUTH ½ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF 46TH STREET WHICH POINT IS ALSO THE SOUTHWESTERLY CORNER OF LOT 22, AFORESAID; THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF LOTS 22, 21, 20 AND 19 AFORESAID, A DISTANCE OF 114 FEET TO A POINT IN LINE OF OTHER LANDS; THENCE IN AN EASTERLY DIRECTION THROUGH OTHER LANDS, A DISTANCE OF 15 FEET; THENCE IN A SOUTHERLY DIRECTION STILL THROUGH OTHER LANDS, A DISTANCE OF 114 FEET TO A POINT ON THE NORTHERLY LINE OF THE 46TH STREET; THENCE IN A WESTERLY DIRECTION, ALONG SAID NORTHERLY LINE, A DISTANCE OF 15 FEET TO THE POINT AND PLACE OF BEGINNING, IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE FOLLOWING DESCRIBED PROPERTY (EXCEPT THEREFROM THE NORTH 200.45 FEET) TAKEN AS ONE TRACT: LOTS 16 TO 22 INCLUSIVE, IN STATE ROAD SUBDIVISION NO. 2, A RESUBDIVISION OF LOTS 10, 14, 33 AND 37 AND LOT 56 (EXCEPT THE SOUTH 50 FEET) IN RIVERSIDE ACRES, A SUBDIVISION IN THE SOUTH ½ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL: PART OF LOTS 19, 20, 21 AND 22 IN STATE ROAD SUBDIVISION NO. 2, A RESUBDIVISION OF LOTS 10, 14, 33 AND 37 AND LOT 56 (EXCEPT THE SOUTH 50 FEET THEREOF) IN RIVERSIDE ACRES, A SUBDIVISION OF THE SOUTH ½ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF 46TH STREET WHICH POINT IS ALSO THE SOUTHWESTERLY CORNER OF LOT 22, AFORESAID; THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF LOTS 22, 21, 20 AND 19 AFORESAID, A DISTANCE OF 114 FEET TO A POINT IN LINE OF OTHER LANDS; THENCE IN AN EASTERLY DIRECTION THROUGH OTHER LANDS, A DISTANCE OF 15 FEET; THENCE IN A SOUTHERLY DIRECTION STILL THROUGH OTHER LANDS A DISTANCE OF 114 FEET TO A POINT ON THE NORTHERLY LINE OF THE 46TH STREET; THENCE IN A WESTERLY DIRECTION, ALONG SAID NORTHERLY LINE, A DISTANCE OF 15 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

P.I.N.: 18-01-318-031-0000 and 18-01-318-032-0000

Address: 4552 Prescott Avenue, Lyons, Illinois 60534

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STATEMENT BY GRANTOR AND GRANTEE

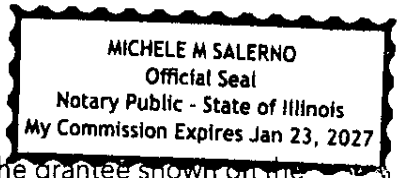
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: August 16th, 2023.

Signature: *Timothy P. Hickey*
Grantor or Agent

Subscribed and sworn to before me this 16th day of August, 2023.

Notary Public *Michele M. Salerno*



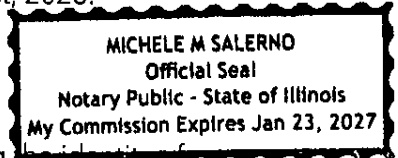
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: August 16th, 2023.

Signature: *Timothy P. Hickey*
Grantee or Agent

Subscribed and sworn to before me this 16th day of August, 2023.

Notary Public *Michele M. Salerno*



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.