

# UNOFFICIAL COPY



\*2329334050\*

Doc# 2329334050 Fee \$88.00

DEED IN TRUST

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/20/2023 02:37 PM PG: 1 OF 5

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(The space above for Recorder's use only.)

THE GRANTOR, CARY D. NOLTE, a single person, of the City of Chicago, Cook County, Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and WARRANTs to CARY D. NOLTE, 7742 159th Place, Tinley Park, IL 60477, as Trustee under the provisions of a Declaration of Trust dated August 31, 2023, and known as the **CARY D. NOLTE TRUST**, and to all and every successor or successors in trust under the trust agreement, the following described real estate in Cook County, Illinois:

***SEE ATTACHED LEGAL DESCRIPTION***

Street Address: 7742 159th Place, Tinley Park, IL 60477

Permanent Index No. 27-24-101-020-1014

Party to the first part also hereby grants to party(ies) of the second part, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration, and party of the first part reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein and the right to grant said rights and easements in conveyances and mortgages of said remaining property.

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the property or any part thereof; to lease said property or any part thereof, from time to time, in possession or reversion,

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by leases to commence in present or in future, 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

The 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.

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The grantor has signed this deed on August 31, 2023.

*[Signature]*  
CARY D. NOLTE

### ACCEPTANCE BY TRUSTEE

CARY D. NOLTE, as Trustee under the provisions of a Declaration of Trust dated August 31, 2023, and known as the CARY D. NOLTE TRUST does hereby accept the conveyance of the real estate as set forth in this instrument.

*[Signature]*  
CARY D. NOLTE, as trustee  
Dated: August 31, 2023

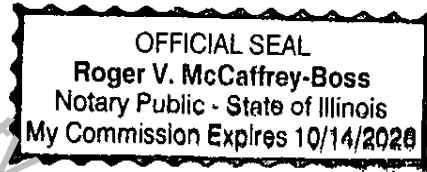
STATE OF ILLINOIS )

COUNTY OF COOK )

I am a notary public for the County and State above. I certify CARY D. NOLTE, a single person, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he signed and delivered the 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.

Dated: August 31, 2023

*[Signature]*  
Notary Public



Name and address of grantee and send future tax bills to:

Ms. Cary D. Nolte  
7742 159th Place  
Tinley Park, IL 60477

This deed was prepared by:  
Roger V. McCaffrey-Boss, Esq.  
33 North Dearborn Street, Suite 800  
Chicago, Illinois 60602  
312-263-8800

Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act and Section 200.1-2(B-6) of Paragraph e of the Chicago Transaction Tax Ordinance

*[Signature]*

Date: August 31, 2023

REAL ESTATE TRANSFER TAX		20-Oct-2023
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

27-24-101-020-1014 | 20231001654994 | 0-427-244-496

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**Legal Description:**

Unit 69 in Lot 4 together with an undivided 5.3216 percent interest in the Common Elements in Brementowne Estates No. 4 Condominium as delineated and defined in the declaration recorded as Document Number 21661327, in the East 1/2 of the Northwest 1/4 of Section 24, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 27-24-101-020-1014

Address(es) of Real Estate: 7742 West 159th Place, Tinley Park, Illinois 6047

Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 8 | 31 | 2023

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

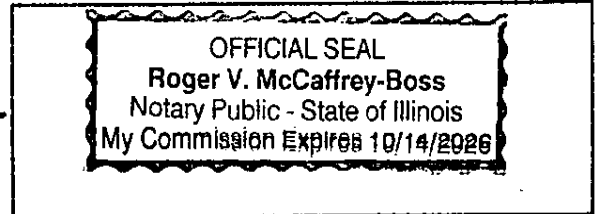
ROGER V. MCCAFFREY-BOSS

By the said (Name of Grantor): CARY NOTE

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 31 | 2023

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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: 8 | 31 | 2023

SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

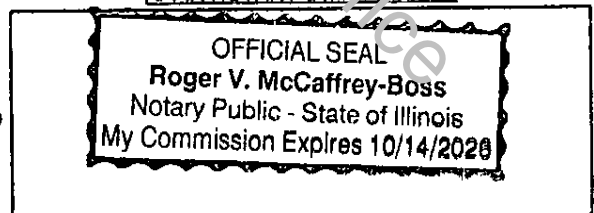
ROGER V. MCCAFFREY-BOSS

By the said (Name of Grantee): CARY NOTE TRUST

AFFIX NOTARY STAMP BELOW

On this date of: 8 | 31 | 2023

NOTARY SIGNATURE: [Signature]



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31))