

23320897

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Doc#: 2330506443 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/01/2023 03:45 PM Pg: 1 of 4

Dec ID 20231001656775  
ST/CO Stamp 1-725-605-840

**QUIT CLAIM DEED**  
(Into Trust)  
Statutory (Illinois)

**THE GRANTOR:**

FRANKLIN L. MARTIN and BRIDGET A. MARTIN, husband and wife, of Belton, South Carolina, for and in consideration of Ten and no/100 Dollars, (\$10.00) in hand paid, and other good and valuable consideration CONVEY and QUIT CLAIM to

**THE GRANTEE:**

FRANKLIN L. MARTIN and BRIDGET A. MARTIN, HUSBAND AND WIFE, AS CO-TRUSTEES OF "THE FRANKLIN L. MARTIN and BRIDGET A. MARTIN JOINT REVOCABLE TRUST DATED AUGUST 30, 2023" of 150 William Road, Belton, SC 29627

all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

**LEGAL DESCRIPTION:**

THAT PART OF LOT 10 LYING EASTERLY OF A LINE DRAWN FROM POINT IN THE NORTHERLY LINE OF SAID LOT, 31.85 FEET EASTERLY OF THE NORTHWEST CORNER THEREOF, TO A POINT OF THE SOUTHERLY LINE OF SAID LOT, 33.01 FEET EASTERLY OF THE SOUTHWEST CORNER THEREOF, IN BLOCK 30, IN HANOVER HIGHLANDS UNIT NO. 4, VILLAGE OF HANOVER PARK, COOK COUNTY, ILLINOIS, A SUBDIVISION OF PART OF THE NORTH EAST QUARTER OF SECTION 31 AND THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED DECEMBER 18, 1964 AS DOCUMENT NUMBER 2187451, IN COOK COUNTY, ILLINOIS.

Common Address: 1098 Countryside Drive, Hanover Park, Illinois 60103  
Tax Index Number: 07-31-207-044-0000

TO HAVE AND TO HOLD the said premises with the appurtenances upon the

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trusts and for the uses and purposes herein and in said trust agreement set forth.

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, 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 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 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 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 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

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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 grantors hereby expressly waive and release 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(s) aforesaid have hereunto set their hands and seals this 16th Day of October, 2023.

Franklin L. Martin
FRANKLIN L. MARTIN

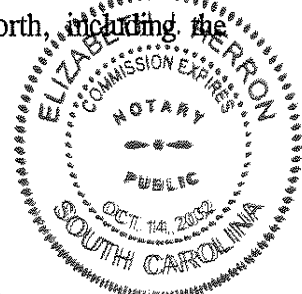
Bridget A. Martin
BRIDGET A. MARTIN

STATE OF
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FRANKLIN L. MARTIN and BRIDGET A. MARTIN 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 they signed, sealed and delivered the said instrument as his/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 official seal, this 16th day of October, 2023.

Elizabeth J. Herron
NOTARY PUBLIC



Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 (e) and Cook County Ordinance 95104 paragraph e.

Attorney

Date 10/16/23

This instrument was prepared by:

THE LAW OFFICES OF
JESSE K. MYSLINSKI, P.C.
2176 GLADSTONE COURT, SUITE D,
GLENDALE HEIGHTS, ILLINOIS 60139



MAIL TO:

Jesse K. Myslinski, P.C.
2176 Gladstone Ct., Suite D
Glendale Heights, Illinois 60139

SEND SUBSEQUENT TAX BILLS TO:
FRANKLIN L. MARTIN and BRIDGET A. MARTIN
AS COTRUSTEES
150 William Road
Belton, SC 29627

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## STATEMENT BY GRANTOR AND GRANTEE

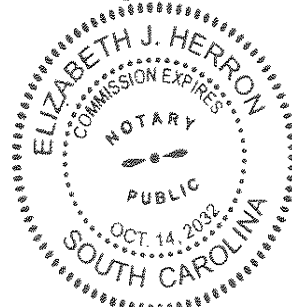
The grantor or his/her agent affirms, that to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, and 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: October 16, 2023.

Signature: Franklin J. Martin  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor or Agent this 16<sup>th</sup> day of October, 2023.

Notary Public: Elizabeth J. Herron



The grantee or his/her agent affirms, that to the best of his/her 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, and 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: October 16, 2023.

Signature: Bridget A. Martin  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee or Agent this 16<sup>th</sup> day of October, 2023.

Notary Public: Elizabeth J. Herron



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