

UNOFFICIAL COPY

QUITCLAIM DEED IN TRUST

MAIL TO:

Kristin S. Hitchell
5950 N. Kenneth Ave.
Chicago, Illinois 60646

NAME & ADDRESS OF TAXPAYER:

Kristin S. Hitchell
5950 N. Kenneth Ave.
Chicago, Illinois 60646



Doc# 2333434002 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/30/2023 09:26 AM PG: 1 OF 4

THE GRANTOR, Kristin Schleiter Hitchell (formerly known as Kristin Schleiter), a married woman, of Chicago, Cook County, Illinois, for and in consideration of Ten Dollars and Other Valuable Consideration in hand paid, CONVEYS AND QUITCLAIMS to Kristin S. Hitchell as Trustee of the Kristin S. Hitchell Living Trust created on October 26, 2023, and to all and every Successor Trustee or Trustees, the following described Real Estate, situated in the County of Cook in the State of Illinois, to-wit:

Property Address: 5950 N. Kenneth Ave., Chicago, Illinois 60646

PIN: 13-03-306-039-0000

Legal Description: The South 60 feet of Lots 143, 144, 145 and the South 60 feet of the East 1/2 of Lot 146 in Koester and Zander's Sauganash Subdivision of parts of Lots 1-4, Both inclusive, in Ogden and Jones' Subdivision of Bronson's Tract in Caldwell's Reserve in Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

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 re-subdivide 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, to pledge or otherwise to

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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 *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, her, or their predecessor in trust.

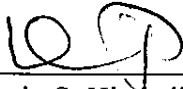
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

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In Witness Whereof, the Grantor aforesaid has hereunto set her hands and seals this 26th day of October, 2023.

Property Accepted as Trust Property:





Kristin S. Hitchell, Grantor [seal]



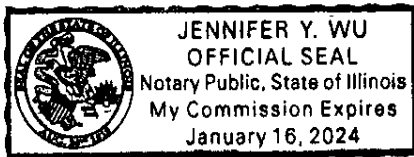
Kristin S. Hitchell, Trustee [seal]


STATE OF ILLINOIS)
)
) SS.
COUNTY OF COOK)

REAL ESTATE TRANSFER TAX		30-Nov-2023
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
13-03-306-039-0000		20231101681273 1-248-067-332

I, Jennifer Y. Wu, a Notary Public in and for and residing in the said County in the State aforesaid do hereby certify that Kristin S. Hitchell, in her own right, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, and for the uses and purposes therein set forth, including right of homestead.

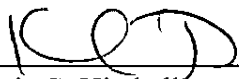
Given under my hand and Notarial Seal, this 26th day of October, 2023.





Notary Public

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).




Kristin S. Hitchell

10-26-23

Date

Prepared By: Jennifer Y. Wu
Law Office of Jennifer Y. Wu
5424 W. Devon Ave., #46592
Chicago, Illinois 60646
(773) 234-3560

REAL ESTATE TRANSFER TAX		30-Nov-2023
		CHICAGO: 0.00
		CTA: 0.00
		TOTAL: 0.00 *
13-03-306-039-0000		20231101681273 1-585-905-616

* Total does not include any applicable penalty or interest due.

The preparer of this instrument has not examined title to the property, has utilized the legal description provided online by the Cook County Clerk's Office, and has relied upon the representation of the Grantor that the Grantor is the holder of title to the property. Accordingly, the preparer disclaims any liability or responsibility that may result from the failure of Grantor to hold such title in the manner represented.

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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: 10 | 26 | 20 23

SIGNATURE: [Signature]
GRANTOR or AGENT

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

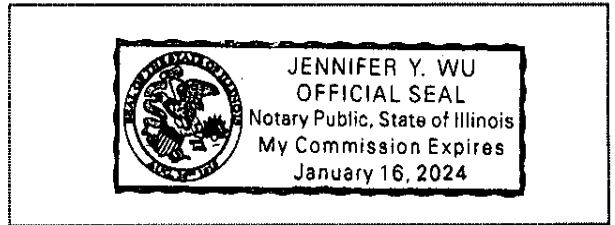
Subscribed and sworn to before me, Name of Notary Public: Jennifer Y. Wu

By the said (Name of Grantor): Kristin S. Hitchell

On this date of: 10 | 26 | 20 23

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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: 10 | 26 | 20 23

SIGNATURE: [Signature]
GRANTEE or AGENT

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

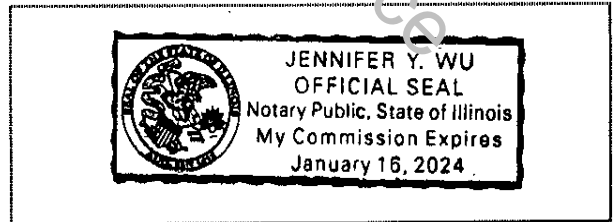
Subscribed and sworn to before me, Name of Notary Public: Jennifer Y. Wu

By the said (Name of Grantee): Kristin S. Hitchell, Trustee

On this date of: 10 | 26 | 20 23

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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)**