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Doc#: 2333533305 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/01/2023 03:47 PM Pg: 1 of 3

Dec ID 20231101683698

Mail tax bills to:

CHARLES J. HILBRICH & LESLEY
ANN HILBRICH, Trustees
6474 Cherokee Drive
Indian Head Park, IL 60525

QUIT CLAIM DEED ILLINOIS STATUTORY Deed In Trust

THE GRANTORS, **CHARLES J. HILBRICH** and **LESLEY A. HILBRICH**, husband and wife, of 6474 Cherokee Drive, Indian Head Park, Cook County, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to **CHARLES J. HILBRICH** and **LESLEY ANN HILBRICH, Trustees or successor Trustee(s) of the CHARLES AND LESLEY ANN HILBRICH FAMILY TRUST DATED November 27, 2023** of 6474 Cherokee Drive, Indian Head Park, Cook County, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 10 IN WESTERN BUILDERS INDIAN VILLAGE, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust and for the following uses:

1. The Trustee (or Trustees, as the case may be) is invested with the following powers: (a) to manage, improve, divide or subdivided the trust property, or any part thereof, (b) to sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successors in trust all the powers vested in the Trustee, (c) to mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) to dedicate parks, streets, highways or alleys, and to vacate any portion of the premises.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the trust agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said trust instrument; and if said instrument is executed by a successor or successors in trust, that he or she or they were duly appointed and fully vested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said trust and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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SUBJECT TO: Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways and general real estate taxes for years not yet due and payable.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TITLE NOT EXAMINED

Permanent Real Estate Index Number: **18-19-211-007-0000**
Address of Real Estate: **6474 Cherokee Drive, Indian Head Park, IL 60525**

Dated this 27th day of November, 2023.

EXEMPT UNDER PROVISIONS OF
PARAGRAPH E, SECTION 4, REAL
ESTATE TRANSFER ACT.
11/27/2023 [Signature]
Date Seller or Representative

[Signature]
CHARLES J. HILBRICH

[Signature]
LESLEY A. HILBRICH

STATE OF ILLINOIS, COUNTY OF COOK

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **CHARLES J. HILBRICH**, a married man, 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 official seal, this 27th day of November, 2023.



[Signature]
Notary Public

STATE OF ILLINOIS, COUNTY OF COOK

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **LESLEY A. HILBRICH**, a married woman, 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 she signed, sealed and delivered the said instrument as 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 27th day of November, 2023.



[Signature]
Notary Public

Prepared by & Mail to:
Frank Salerno, Attorney at Law
22 Calendar Ct., 2nd Floor
LaGrange, IL 60525
(708) 588-2080

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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.

Date: November 27, 2023

Signature: *Lesley Hilbrich*
Grantor or Agent
CJ Hilbrich

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Charles J. Hilbrich &
Lesley A. Hilbrich
THIS 27th DAY OF November,
20 23

NOTARY PUBLIC *SB*



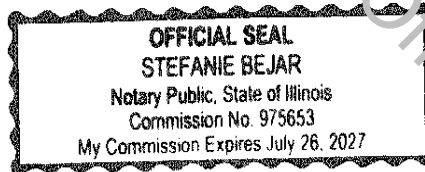
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: November 27th, 2023

Signature: *Lesley Hilbrich*
Grantee or Agent
CJ Hilbrich

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Charles J. Hilbrich, Trustee &
Lesley Ann Hilbrich, Trustee
THIS 27th DAY OF November,
20 23

NOTARY PUBLIC *SB*



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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in _____, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]