

# UNOFFICIAL COPY

## TRUSTEE'S DEED IN TRUST



Doc# 2334522003 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/11/2023 10:37 AM PG: 1 OF 5

THE GRANTOR(S) Guy A. Macino Exempt Trust dtd 2/18/1977 FBO Guy Macino, Northern Trust as Trustee (36-87894), of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S), to Guy A. Macino Non Exempt Appointive Trust dtd 2/18/1977 FBO Guy Macino, Northern Trust as Trustee (36-86391), having an address of 50 South LaSalle St., Chicago, IL 60603 (the named individual and trustee, with all successors, are referred to herein as the "Trustee") of all of Grantor's right, title and interest in and to the following described Real Estate in the County of Cook County and State of Illinois, to wit:

### SEE ATTACHED EXHIBIT A

Permanent Real Estate Index Number(s): 23-31-200-004-0000

Address of Real Estate: 119 Old Creek Road, Palos Park, IL 60464

**TO HAVE AND TO HOLD** the said real estate 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 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.



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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, 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 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(s) hereby expressly waive(s) 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.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
 sub par. € and Cook County Ord. 93-0-27 par. 4  
 Date 12/11/2023 Sign. [Signature]

REAL ESTATE TRANSFER TAX		11-Dec-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
23-31-200-004-0000		20231201691799   1-301-004-336

[Signature]  
 Moises Guinones  
 Vice President

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Moises Quinones, Guy A. Macino Exempt Trust dtd 2/18/1977 FBO Guy Macino, Northern Trust as Trustee (36-87894)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY Moises Quinones, Guy A. Macino Exempt Trust dtd 2/18/1977 FBO Guy Macino, Northern Trust as Trustee (36-87894), personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this

5th day of December '20 23

Tamla L. Williams  
Notary Public



**Prepared By:**

George C. Xamplas  
Law Office of George C. Xamplas  
25 E Washington St., 700  
Chicago, IL 60602

**Mail To:**

Guy A. Macino Non Exempt Appointive Trust dtd 2/18/1977  
FBO Guy Macino The Northern Trust as Trustee (36-86391)  
50 South LaSalle St.  
Chicago, IL 60603

Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 2 IN CHINQUAPIN HILLS FIRST ADDITION, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTH 30 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 119 Old Creek Road, Palos Park, IL 60464  
PIN: 23-31-200-004-0000

Property of Cook County Clerk's Office

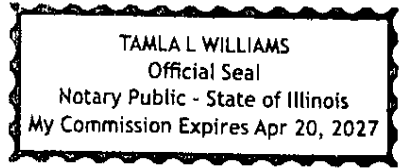
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## STATEMENT BY GRANTOR AND GRANTEE

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.

Dated 12/4/23 Signature: *Moises Quinones*  
Grantor or Agent

Subscribed and sworn to before me  
by the said Moises Quinones  
dated 12-4-23

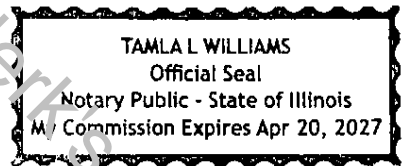


Notary Public Tamla L. Williams

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.

Dated 12/4/23 Signature: *Moises Quinones*  
Grantee or Agent

Subscribed and sworn to before me  
by the said Moises Quinones  
dated 12-4-23



Notary Public Tamla L. Williams

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

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**