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PREPARED BY:

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Orland Park, IL 60462

Doc#: 2334733207 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/13/2023 11:08 AM Pg: 1 of 3

MAIL TO:

Paige and Kurtis Simonich
9024 West 140th Street, Unit 3C
Orland Park, IL 60462

Dec ID 20231201691533
ST/CO Stamp 1-073-725-488

MAIL TAX BILL TO:

Paige and Kurtis Simonich
9024 West 140th Street, Unit 3C
Orland Park, IL 60462

QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH that the Grantor(s), **PAIGE M. HEISER NKA PAIGE M. SIMONICH**, married to **KURTIS SIMONICH**, of 9024 West 140th Street, Unit 3C, Orland Park, the County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid. Convey and quit claim to **PAIGE AND KURTIS SIMONICH, TRUSTEE(S) OF THE PAIGE AND KURTIS SIMONICH TRUST DATED DECEMBER 7 2023**, the following described real estate in the County of Cook and State of Illinois, to wit:

UNITS 9024-3C AND 14 IN THE EVERGREENS OF ORLAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF ALL OR PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF LOT 161 IN CLEARVIEW ESTATES UNIT 2, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DRAWN FROM A POINT ON THE SOUTH LINE THEREOF 857.74 FEET EAST OF THE SOUTHWEST CORNER THEREOF TO A POINT ON THE NORTH LINE THEREOF 857.90 FEET EAST OF THE NORTHWEST CORNER THEREOF, SAID LINE BEING THE WEST LINE OF CONCORD CONDOMINIUM IX RECORDED SEPTEMBER 29, 1981 AS DOCUMENT NO 26013652, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95-892800, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 27-03-400-054-1059

PROPERTY ADDRESS: 9024 West 140th Street, Unit 3C, Orland Park, IL 60462

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein 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 sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof, from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time not exceeding 99 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 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 said premises 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, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said

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premises, be obliged to see 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 privileged or obliged to inquire into any of the terms of said Trust Agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in said trust the entire legal and equitable title in fee, in and to all the premises above described.

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 grantors aforesaid have hereunto set their hand and seal this 7 day of December, 2023.

Paige M. Simonich
Paige M. Simonich

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, **DO HEREBY CERTIFY**, that, personally known to me to be the same persons whose name subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument their 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 notarial seal, this 7th day of December, 2023.

Katrina A Cox
Notary Public

COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

DATE: 12/7/2023

Paige M. Simonich
Buyer, Seller or Representative



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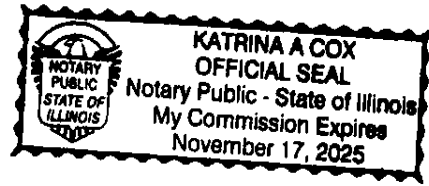
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 December 7, 2023 Signature: Ruggell Simonich

Date _____, 20____ Signature: _____

Subscribed and sworn to before me by the said Grantor(s) this 7th day of December, 2023



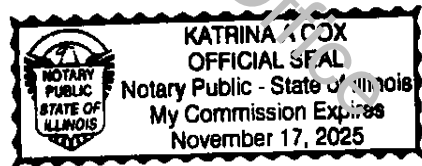
NOTARY PUBLIC Katrina A Cox

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 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.

Date December 7, 2023 Signature: Ruggell Simonich

Date December 7, 2023 Signature: Kurtis Simonich

Subscribed and sworn to before me by the said Grantee(s) this 7th day of December, 2023.



NOTARY PUBLIC Katrina A Cox

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)