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Doc#: 2409920000 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/8/2024 9:00 AM Pg: 1 of 4
Dec ID 20240401671077

Mail tax bills to:
William F. Caplice, Jr. & Mary Jane
Caplice, Trustees
11107 Regency Drive
Westchester, IL 60154

QUIT CLAIM DEED
ILLINOIS STATUTORY
Deed In Trust

THE GRANTORS, **WILLIAM F. CAPLICE JR.** and **MARY JANE CAPLICE**, husband and wife, of 11107 Regency Drive, Westchester, 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 **WILLIAM F. CAPLICE, JR.** and **MARY JANE CAPLICE**, husband and wife, **Trustees or successor Trustee(s) of the WILLIAM F. CAPLICE, JR. AND MARY JANE CAPLICE REVOCABLE LIVING TRUST DATED MAY 14, 2020**, said beneficial interest to be held as Tenants by the Entirety, of 11107 Regency Drive, Westchester, 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:

SEE ATTACHED

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.

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois 3-15-24

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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: **15-29-300-029-1008**
Address of Real Estate: **11107 Regency Drive, Westchester, IL 60154**

Dated this 6th day of March, 2024.

EXEMPT UNDER PROVISIONS OF
PARAGRAPH E, SECTION 4, REAL
ESTATE TRANSFER ACT.
3/6/2024 [Signature]
Date Seller or Representative

[Signature]
WILLIAM F. CAPLICE JR.

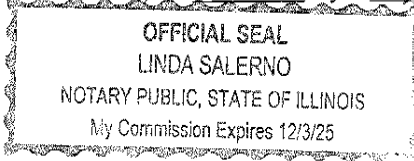
[Signature]
MARY JANE CAPLICE

STATE OF ILLINOIS, COUNTY OF COOK

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **WILLIAM F. CAPLICE JR.**, 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 6th day of March, 2024.



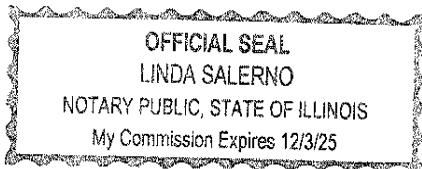
[Signature]
Notary Public

STATE OF ILLINOIS, COUNTY OF COOK

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **MARY JANE CAPLICE**, 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 6th day of March, 2024.



[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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LEGAL

UNIT 11107 IN THE COURTYARDS OF WESTCHESTER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE SOUTH THREE QUARTERS OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 17 IN TAI-PAN DEVELOPMENT COMPANY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 3/4 OF THE SOUTH 1/2 OF SAID SECTION 29, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 14, 1984 AS DOCUMENT NUMBER 27129600; THENCE NORTH 89 DEGREES 59 MINUTES 22 SECONDS WEST ALONG THE SOUTH LINE OF SAID TAI-PAN DEVELOPMENT COMPANY SUBDIVISION, A DISTANCE OF 60.21 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 22 SECONDS WEST ALONG SAID PROPERTY LINE, A DISTANCE OF 394.71 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 38 SECONDS WEST, A DISTANCE OF 315.61 FEET; THENCE NORTHEASTERLY ALONG AN ARC OF A CIRCLE, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 690.00 FEET, THE CHORD THEREOF HAVING A BEARING OF NORTH 74 DEGREES 46 MINUTES 03 SECONDS EAST AND A LENGTH OF 65.73 FEET, AN ARC DISTANCE OF 65.76 FEET; THENCE SOUTH 17 DEGREES 57 MINUTES AND 06 SECONDS EAST, A DISTANCE OF 145.03 FEET; THENCE NORTH 77 DEGREES 14 MINUTES 14 SECONDS EAST, A DISTANCE OF 47.96 FEET; THENCE NORTH 56 DEGREES 08 MINUTES 00 SECONDS EAST, A DISTANCE OF 133.39 FEET; THENCE NORTH 33 DEGREES 11 MINUTES 00 SECONDS EAST, A DISTANCE OF 208.00 FEET; THENCE NORTH 4 DEGREES 47 MINUTES 9 SECONDS EAST, A DISTANCE OF 177.56 FEET TO THE PLACE OF BEGINNING;

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 85243832 TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY,) IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

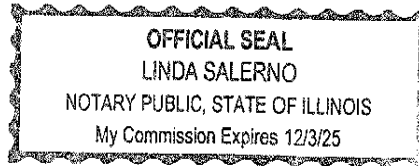
The grantor or her/his agent affirms that, to the best of her/his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: March 6, 2024

Signature: Mary Jane Caplice
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID William F. Caplice Jr. & Mary Jane Caplice
THIS 6th DAY OF March,
20 24
NOTARY PUBLIC [Signature]

William F. Caplice Jr.



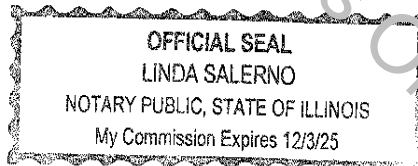
The grantee or her/his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: March 6, 2024

Signature: Mary Jane Caplice
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID William F. Caplice, Jr. Trustee & Mary Jane Caplice, Trustee
THIS 6th DAY OF March,
20 24
NOTARY PUBLIC [Signature]

Mary Jane Caplice



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 _____, if exempt under provisions of
in _____
Section 4 of the Illinois Real Estate Transfer Act.]