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QUIT CLAIM DEED



2413023050

THE GRANTOR, Marie Blanchard, a single woman, of 1537 S. Surrey Lane, Arlington Heights, Cook County, State of Illinois, for the consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to F. Terrence Blanchard (also known as Frank Terrence Blanchard), not individually, but as Trustee of the Marie Blanchard Trust dated APRIL 17, 2024, of 1015 Glencrest Drive, Inverness, Cook County, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Doc# 2413023050 Fee \$93.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/9/2024 3:49 PM

PAGE: 1 OF 5

LOT 28 IN SURREY RIDGE UNIT 5, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 08-09-317-028-0000

Address of Real Estate: 1537 S. Surrey Lane, Arlington Heights, IL 60005

Together with the tenements and appurtenances thereunto belonging.

This is homestead property.

TO HAVE AND TO HOLD the same unto the Grantee and to the proper use, benefit, and behoof forever of said Grantee.

This deed is made to said trustee, who shall have authority to make deeds; leases, leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said trustee or a successor trustee or trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of each said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement and every deed, mortgage, lease, or other instrument executed by any said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that any said trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

DATED this 17th day of APRIL 2024.

Marie Blanchard

REAL ESTATE TRANSFER TAX

08-May-2024



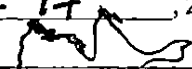
COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

08-09-317-028-0000

| 20240501697357 | 1-952-340-272

S Y
P 5
S Y-1
SC Y
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STATE OF ILLINOIS)
) ss. Exempt under provision of Section 31-45(e) of the
 COUNTY OF DUPAGE) Real Estate Transfer Tax Law 35 ILCS 200/31-45(e)
) Date: APRIL 17, 2024;
) Representative 

I, the undersigned, a Notary Public, DO HEREBY CERTIFY that Marie Blanchard, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day via audio-video communication technology pursuant to Section 15-5 of the Electronic Wills and Remote Witnesses Act and Section 3-105 of the Illinois Notary Public Act, 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 17th day of APRIL 2024.


 Notary Public

OFFICIAL SEAL
ANDREA K KOVAR
 NOTARY PUBLIC, STATE OF ILLINOIS
 MY COMMISSION EXPIRES: 06/25/2026

This instrument was prepared by:
 Generation Law, Ltd.
 747 N. Church Road, Suite B4
 Elmhurst, IL 60126
 (630) 782-1766

MAIL TO:

Generation Law, Ltd.
 747 N. Church Road, Suite B4
 Elmhurst, IL 60126

SEND SUBSEQUENT TAX BILLS TO:

Marie Blanchard
 c/o F. Terrence Blanchard
 1015 Glencrest Drive
 Inverness, IL 60010

Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

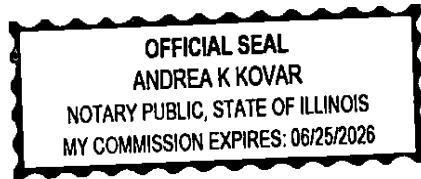
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

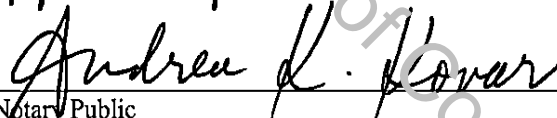
Dated: APRIL 17, 2024



Marie Blanchard

SUBSCRIBED AND SWORN to before me via audio-video communication technology pursuant to Section 15-5 of the Electronic Wills and Remote Witnesses Act and Section 3-105 of the Illinois Notary Public Act, this 17th day of APRIL 2024.

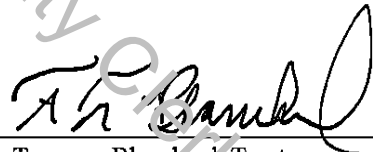




Notary Public

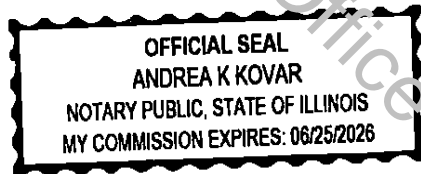
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

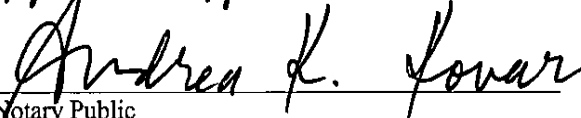
Dated: APRIL 17, 2024



F. Terrence Blanchard, Trustee
Marie Blanchard Trust

SUBSCRIBED AND SWORN to before me via audio-video communication technology pursuant to Section 15-5 of the Electronic Wills and Remote Witnesses Act and Section 3-105 of the Illinois Notary Public Act, this 17th day of APRIL 2024.





Notary Public

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 Class A misdemeanor for subsequent offenses.

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WITNESS AFFIDAVIT MARIE BLANCHARD

Affiant, Andrea K. Kovar, Attorney, Generation Law, Ltd., being first duly sworn on oath states the following:

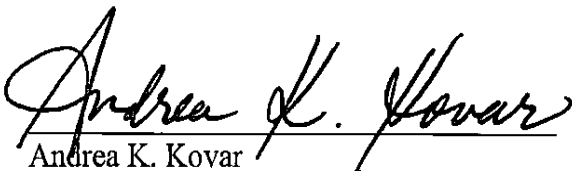
On April 17, 2024, I, Andrea K. Kovar, witnessed Marie Blanchard sign the following documents:

1. The Marie Blanchard Trust;
2. Deed of Gift to Trustee;
3. Last Will and Testament;
4. An Illinois Statutory Short Form Power of Attorney for Property appointing her son, F. Terrence Blanchard, as her primary agent;
5. An Illinois Statutory Short Form Power of Attorney for Health Care appointing her son, F. Terrence Blanchard, as her primary agent;
6. An Affidavit of Deceased Joint Tenant to remove Frank T. Blanchard, who died on September 1, 1993, from the title of the real property commonly known as 1537 S. Surrey Lane, Arlington Heights, IL 60005, leaving Marie Blanchard as sole owner;
7. A quit claim deed to transfer title of the real property commonly known as 1537 S. Surrey Lane, Arlington Heights, IL 60005 from Marie Blanchard to the Marie Blanchard Trust; and
8. A Florida General Warranty Deed with Enhanced Life Estate to transfer title of the real property commonly known as 20743 Tisbury Lane, North Fort Myers, FL 33917 into the Marie Blanchard Trust.

During the meeting, Marie Blanchard acknowledged signing the documents as her free and voluntary act. I believe that Marie Blanchard was of sound mind and memory.

Marie Blanchard is paralyzed on the right side of her body. Since Marie is right-handed, she used her left hand to sign the above documents. Use of her non-dominant hand affected Marie Blanchard's ability to grip a writing instrument and make steady, recognizable characters. Accordingly, she could not properly sign her name on the documents. Therefore, Marie Blanchard verbally indicated her desire to sign the documents and agreed to the terms of each document before signing with her mark and acknowledging each such mark.

Signed:


Andrea K. Kovar

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STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

The undersigned, a Notary Public, certifies that Andrea K. Kovar, known to me to be the same person whose name is subscribed above, appeared before me and acknowledged signing this document as her free and voluntary act, for the uses and purposes therein set forth.

Dated: April 17, 2024

Notary Public *Nixie Rueda*



Property of Cook County Clerk's Office