Karen Johnson Davidson County
Batch# 866970 DEEDQC
06/03/2022 10:35:24 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220603-0064182

This instrument was prepared by and after recording mail to:
Aaron Weinger Ward, Esq.
Chuhak & Tecson, P.C.
30 S. Wacker Drive, Suite 2600
Chicago, Illinois 60606

QUITCLAIM DEED IN TRUST

THE GRANTOR, Ann Kalaska a single woman, of the City of Chicago, County of Cook, and State of Illinois, party of the first part for ZERO and NO/100 ($0.00) DOLLARS, and other good and valuable consideration in hand paid CONVEYS AND QUIT CLAIMS to Ann M. Kalaska, not individually, but as Trustee of the ANN M. KALASKA TRUST, currently of 5018 N. Mango Avenue, Chicago, IL 60630 party of the second part, in the following described real estate situated in the County of Davidson and State of Tennessee, to wit:

Land in Davidson County. Tennessee. being Unit B. 2409 CHAPMAN BUNGALOW HOMES. as established by Declaration of Covenants. Conditions and Restrictions of record in Instrument No. 20131126-0121487. and as shown on drawing attached as Exhibit C of said instrument. in the Register's Office, Davidson County, Tennessee. to which plat reference is hereby made for a more particular description of said property.

BEING THE SAME PROPERTY CONVEYED TO ANN KALASKA BY DEED DATED NOVEMBER 21, 2019, FROM KEVIN M. JORDAN AND EMILY M. JORDAN. HUSBAND AND WIFE, AND RECORDED ON NOVEMBER 25, 2019, AS INSTRUMENT NO. 20191125-0121560, IN THE REGISTER OF DEED'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tax ID Number: 083-11-0A 002.00

Property address: 2409 B Chapman Drive, Nashville, TN 37206.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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 trustees; 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, 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 thereof, 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 consideration 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 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 or money borrowed or advanced on said premises, or 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 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 Deed and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Deed 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.

And the said Grantor hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Tennessee providing the exemption of homestead from sale on execution or otherwise.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal this 17th day of May, 2022.

Ann Kalaska

THIS TRANSACTION IS A CONVEYANCE FOR NO CONSIDERATION.

State of IL)
) ss.
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ann Kalaska, 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 set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal the 11th day of May, 2022.

Naila Raz
Notary Public

NAILA RAZA
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 13, 2024

My Commission expires Oct, 13, 2024

Send Subsequent tax bills to:

Ann M. Kalaska Trust
2409 B Chapman Drive
Nashville, TN 37206

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.00.

Affiant

Subscribed and sworn before me, this 2ND day of JUNE, 2022.

Notary

ELIZABETH L. O'LOUGHLIN
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Aug 13, 2023