

UNOFFICIAL COPY

TRUSTEE'S DEED

Doc#: 1817947127 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/28/2018 01:16 PM Pg: 1 of 3

Dec ID 20180601613159
ST/CO Stamp 1-463-440-160
City Stamp 0-482-579-232

This indenture, made this 22 day of June, 2018, between Brett H. Smith, not individually but as Trustee of the Brett H. Smith Revocable Trust Agreement dated December 24, 2018, and any amendments thereto, or his successors in interest, party of the first part, and Brett H. Smith and Pratyusha Koneru, Husband and wife, as joint tenants, parties of the second part.

WITNESSETH, that said party of the first part for and in consideration of TEN and no/100 Dollars (\$ 10.00), and other good and valuable consideration in hand paid, does hereby CONVEY and QUIT CLAIM unto said parties of the second part, not in Tenancy in Common, but in Joint Tenancy, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

THE NORTH 30 FEET OF THE SOUTH 90 FEET OF LOT 4 IN COMMONWEALTH EDISON COMPANY'S RIGHT OF WAY SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 23 AND PART OF THE SOUTHWEST 1/4 OF SECTION 24 TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

13-24-307-059-0000
PIN: 13-24-325-001-0000
PROPERTY ADDRESS: 3421 N. TROY, CHICAGO, IL 60618

Together with the tenements and appurtenances thereto belonging, To have and to hold the same unto said parties of the second part, forever.

This deed is executed by the parties of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

Witness Whereof, said party of the first part has caused her hand and seal to be hereto affixed, the day and year above written.

BRETT H. SMITH, TRUSTEE

STATE OF ILLINOIS, COUNTY OF COOK ss. I the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Brett H. Smith, not individually but as Trustee of the Brett H. Smith Revocable Trust Agreement dated December 24, 2008, and any amendments thereto, or his successors in interest, 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 22 day of June, 2018.

Notary Public

This transaction is exempt pursuant to Section 4, Paragraph E of the Real Estate Transfer Tax Act.

Grantor, Attorney or Agent

Prepared by and mail to:
Brian S. Denenberg
DENKEWALTER & ANGELO
1835 Rohlwing Rd., Suite D
Rolling Meadows, IL 60008

Send subsequent tax bills to:
Mr. Brett H. Smith
Ms. Pratyusha Koneru
3421 N. Troy

CT 180070944
1/2
1/3

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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:

6/22/18

Signature:

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me:

[Handwritten Signature]
Notary Public

6/22/2018
Date

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 and hold title to real estate under the laws of the State of Illinois.

Dated:

6/22/18

Signature:

[Handwritten Signature]
Grantor or Agent

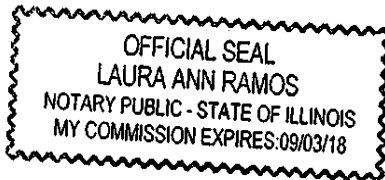
Subscribed and sworn to before me:

[Handwritten Signature]
Notary Public

6/22/2018
Date

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



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PLAT ACT AFFIDAVIT

State of Illinois

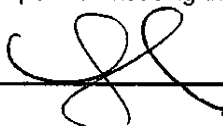
County of DuPage } ss.

_____ being duly sworn on oath, states that _____ resides at _____. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
 - OR -
 - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that 2 makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

_____ 

SUBSCRIBED and SWORN to before me

this 27 day of June , 20 18 .
_____ 