

This Instrument Prepared By and
Upon Recordation Return To:



Karen K. MacKay, Esq.
BURKE, WARREN, MacKAY
& SERRITELLA, P.C.
330 North Wabash Avenue, 21st Floor
Chicago, Illinois 60611

Doc# 1818613083 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/05/2018 04:26 PM PG: 1 OF 3

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the **Grantor**, LINA F. HILKO, a widow and not since remarried, of 1633 N. Dayton, Chicago, Illinois 60614, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEYS and WARRANTS unto LINA HILKO, not individually, but as Trustee under the LINA HILKO 2002 LIVING TRUST u/a/d March 6, 2002, and unto all and every successor in trust or assign, of 1633 N. Dayton, Chicago, Illinois 60614, **Grantee**, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 57 IN BLOCK 6 IN SHEFFIELD'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 29, AND THE SOUTHEAST 1/4 OF SECTION 31 AND THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 31 AND ALL OF SECTION 32 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1633 North Dayton, Chicago, Illinois 60614
Permanent Real Estate Index Number: 14-32-426-025-0000

This conveyance is subject to: General real estate taxes for the year 2017 and subsequent years, not yet due and payable; covenants, conditions and restrictions of record; public and private utility and access easements; zoning and building laws and ordinances; building lines; matters of survey; and all matters of public record.

Dated this 12 day of June, 2018

Lina F. Hilko

REAL ESTATE TRANSFER TAX		05-Jul-2018	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00

14-32-426-025-0000 | 20180601615151 | 1-680-853-792

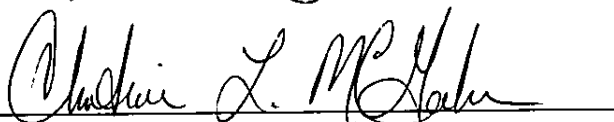
REAL ESTATE TRANSFER TAX		05-Jul-2018	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00 *

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that LINA F. HILKO, a widow and not since remarried, personally known to me to be the same individual whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 12th day of June, 2018



Notary Public



My Commission Expires: 12-5-21

EXEMPT UNDER PROVISIONS OF SECTION 11-45, PARAGRAPH (E), REAL ESTATE TRANSFER TAX ACT 35 ILCS 200/31, et. seq.; AND COOK COUNTY ORD. 93-0-27 PAR. E.



Lina Hilko

Dated: June 12, 2018

MAIL SUBSEQUENT TAX BILLS TO:

Lina Hilko, Trustee
1633 North Dayton
Chicago, Illinois 60614

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her 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: June 12, 2018

Lina F. Hilko
Lina F. Hilko – Grantor

Subscribed and Sworn to before me
this 12th day of June, 2018

Christine L. McGahan
(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 are 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: June 12, 2018

Lina Hilko
Lina Hilko, Trustee – Grantee

Subscribed and Sworn to before me
this 12th day of June, 2018

Christine L. McGahan
(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 OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.