



Doc# 1821113032 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/30/2018 11:01 AM PG: 1 OF 5

QUIT CLAIM DEED IN TRUST STATUTORY (ILLINOIS)

THIS INDENTURE WITNESSETH, that **THE GRANTOR**, Sharon Biggerstaff, never married, of 11141-43 S. Saint Lawrence, Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid,

CONVEYS AND QUIT CLAIMS unto Sharon Biggerstaff, of 11141-43 S. Saint Lawrence, Chicago, Illinois 60628, not individually, but as Trustee under the **Sharon Biggerstaff Living Trust dated July 16, 2018**, and to the Trustee's successors, the property, which is situated in the County of Cook, State of Illinois, and which is legally described as follows:

LOTS 19 AND 20 IN BLOCK 2 IN THE ORIGINAL TOWN OF PULLMAN, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, LYING EAST OF THE EASTERLY LINE OF THE RIGHT-OF-WAY OF THE ILLINOIS CENTRAL RAILROAD, IN COOK COUNTY, ILLINOIS.

ADDRESS OF REAL ESTATE: 11141-43 S. St. Lawrence, Chicago, IL 60628

PERMANENT REAL ESTATE INDEX NUMBER: 25-22-208-017-0000 and 25-22-208-018-0000

TO HAVE AND TO HOLD the said real estate together with all improvements located thereon and appurtenances belonging thereto, for the uses and purposes set forth herein and in said Trust Agreement, as may be amended from time to time.

Full power and authority is hereby granted to said Trustee and the Trustee's successors in trust to improve, manage, protect, subdivide, dedicate to public use, sell, lease, mortgage, pledge, exchange, convey, donate, or otherwise deal with said real estate upon such terms, conditions and restrictions as the Trustee sees fit, with full power to amend, change or modify leases and sales agreements, and the terms and provisions thereof; to grant options to lease, renew leases, or purchase the whole or any part of the reversion, to partition or exchange such real estate, grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about such real estate or any easement appurtenant thereto or any part thereof; to improve, remodel, alter, repair, add to or take from any buildings on such real estate; to insure the real estate, the Trustee and any person having an interest in or responsibility with respect to said real estate; to collect the rents and earnings; and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for the owner thereof to do, 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 or the Trustee's successors in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be

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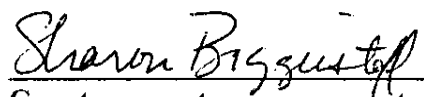
obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee or the Trustee's successors in trust 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 indenture and by said Trust 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 this indenture and in said Trust or in some amendment thereof and is binding upon all beneficiaries thereunder, (c) that said Trustee as 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 by 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 their predecessor in trust.


And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this 16th day of July, 2018.




Sharon Biggerstaff

Exempt under provisions of Paragraph E, Section 31-45 of the Real Estate Transfer Tax Law (35ILCS 200/31-45).

 dated: 7-16-18
Grantor, grantee or representative

REAL ESTATE TRANSFER TAX	30-Jul-2018
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-22-208-017-0000 | 20180701640968 | 0-789-747-488

REAL ESTATE TRANSFER TAX	30-Jul-2018
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

25-22-208-017-0000 | 20180701640968 | 1-051-977-504

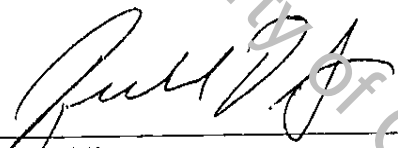
* Total does not include any applicable penalty or interest due.

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Sharon Biggerstaff is 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.

GIVEN under my hand and official seal this 16th day of July, 2018.



Notary Public



PREPARED BY AND
UPON RECORDING, MAIL TO:

Sharon Biggerstaff
11141-43 S. Saint Lawrence
Chicago, Illinois 60628

SEND SUBSEQUENT TAX BILLS TO:

Sharon Biggerstaff
11141-43 S. Saint Lawrence
Chicago, Illinois 60628

Property of Cook County Clerk's Office

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ACCEPTANCE BY TRUSTEE

Sharon Biggerstaff, as Trustee of the Sharon Biggerstaff Living Trust dated July 16, 2018, hereby accepts the foregoing conveyance of the real property commonly known as 11141-43 S. Saint Lawrence, Chicago, Illinois 60628.

PIN's: 25-22-208-017-0000
25-22-208-018-0000

Dated this 16th day of July, 2018.

Sharon Biggerstaff

SHARON BIGGERSTAFF, Trustee of the
Sharon Biggerstaff Living Trust dated July 16, 2018

I, the undersigned, a Notary Public in and for the County of Cook, State of Illinois, DO HEREBY CERTIFY that Sharon Biggerstaff, 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 herein set forth.

Given under my hand and official seal, this 16th day of July, 2018.



Richard P. Sora

NOTARY PUBLIC

UNOFFICIAL COPY

GRANTOR: SHARON BIGGERSTAFF

GRANTEE: SHARON BIGGERSTAFF, Trustee of the Sharon Biggerstaff Living Trust dated July 16, 2018

ADDRESS OF PROPERTY: 11141-43 S. ST. LAWRENCE
CHICAGO, ILLINOIS 60628

STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee(s) 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.

Sharon Biggerstaff
Grantor or Agent

Dated: 7-16-18

Subscribed and sworn to before me this 16th day of July, 2018.

[Signature]
Notary Public



The grantee or grantee's agent affirms and verifies that, the name of the grantee(s) 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.

Sharon Biggerstaff
Grantee or Agent

Dated: 7-16-18

Subscribed and sworn to before me this 16th day of July, 2018.

[Signature]
Notary Public

