

UNOFFICIAL COPY

NAT 18-306600
TRUSTEE'S DEED
(ILLINOIS)

Doc#: 1826349109 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/20/2018 01:05 PM Pg: 1 of 4

Dec ID 20180801653221
ST/CO Stamp 1-195-945-760
City Stamp 1-181-888-288

NORTH AMERICAN
TITLE COMPANY

Property of Cook County Clerk's Office

THE GRANTOR, Luis Carrion as successor Trustee of the William Pritchard Grantor Trust Dated June 4, 2018, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, convey to Luis Carrion and Carmen Carrion, a married couple, at 5710 W. Grace St., Chicago, IL 60634, as joint tenants with right of survivorship, all interest in the following described real estate commonly known as 5714 W. Grace St, Chicago, IL 60634, and legally known as:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO:

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

This deed is executed by the party 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, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

Permanent Real Estate Index Number(s): 13202140340000

Dated this 24 day of July, 2018.

Luis Carrion

Luis Carrion as successor Trustee of the William Pritchard Grantor Trust Dated June 4, 2018,

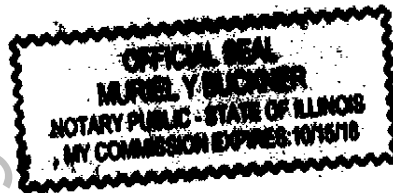
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STATE OF ILLINOIS)
COUNTY OF COOK) SS,
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Luis Carrion personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered in the instrument as their 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 notarial seal, this 24 day of July, 2018.

Muriel Y. Buckner
Notary Public



THIS INSTRUMENT PREPARED BY
Courtright Law, LLC
4550 W 103rd St, Ste 301B
Oak Lawn, IL 60453

MAIL TO:

Luis Carrion and Carmen Carrion
5710 W. Grace St.
Chicago, IL 60634

SEND SUBSEQUENT TAX BILLS TO:

Luis Carrion and Carmen Carrion
5710 W. Grace St.
Chicago, IL 60634

Exempt Under Provisions of Paragraph E
Section 31-45, Property Tax Code.
Date 7/24/2018
[Signature]
Signature by Buyer, Seller or Representative.

REAL ESTATE TRANSFER TAX		09-Aug-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-20-214-034-0000 20180801653221 1-195-945-760		

REAL ESTATE TRANSFER TAX		09-Aug-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-20-214-034-0000 20180801653221 1-181-888-288		

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

"EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 31-45 REAL ESTATE TAX LAW"
8-10-18
DATE BUYER, SELLER OR REPRESENTATIVE

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EXHIBIT A LEGAL DESCRIPTION

LOT 5 IN JOHN STEVEN RESUBDIVISION OF LOT 39 TO 48, BOTH INCLUSIVE, IN BLOCK 5 IN MARTIN LUTHER COLLEGE SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 7 | 24 | 2018

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Luiz Lucian as Successor Trustee of the William Pritchard Grantor Trust Dated June 4, 2014, AIF by Gilberto Ruiz AIF

On this date of: 7 | 24 | 2018

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 7 | 24 | 2018

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): Luiz Lucian & Carmen Lucian by Gilberto Ruiz AIF

On this date of: 7 | 24 | 2018

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)