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This instrument was prepared by
and after recording return to:

Richard A. Campbell, Esq.
Mayer Brown LLP
71 S. Wacker Drive
Chicago, IL 60606

Send tax bills to:

Lee Wesley, Trustee
Victoria Ann Granacki, Trustee
3621 N. Magnolia
Chicago, IL 60613



Doc# 1834716236 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/13/2018 03:19 PM PG: 1 OF 5

DEED IN TRUST

THE GRANTORS, N. LEE WESLEY and VICTORIA GRANACKI, husband and wife, of the City of Chicago, County of Cook, State of Illinois (the "Grantors"), in consideration of the sum of Ten and 00/100 Dollars, and other good and valuable consideration, hereby CONVEY and WARRANT to LEE WESLEY, as Trustee of the LEE WESLEY 2018 REVOCABLE TRUST, dated July 26, 2018, and VICTORIA ANN GRANACKI, as Trustee of the VICTORIA ANN GRANACKI 2018 REVOCABLE TRUST, dated July 26, 2018, and any and all successors as trustee appointed under said trusts, or who may be legally appointed (collectively and individually, as the context may admit, referred to below as the "Trustee"), not as tenants in common but as tenants by the entirety, the following described real estate:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Subject to: Covenants, conditions and restrictions of record; private, public and utility easements; roads and highways; general taxes for the year 2018 and subsequent years.

Permanent Real Estate Number: 14-20-126-012-0000

Commonly described as: 3621 N. Magnolia, Chicago, Illinois 60613

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon each trust and for the following uses.

1. The Trustee is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof; (b) to sell upon any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee; (c) to mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans; (d) to dedicate parks, streets, highways or alleys, and to vacate any portion to the premises; (e) to lease and enter into leases for the whole or part of the premises, from time to time, but any such

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leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of each trust have been complied with, or to inquire into the powers and authority of the Trustee, and execution of every contract, option, deed, mortgage or other instrument dealing with the trust property shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, each trust above described was in full force and effect; that any such instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under each said trust; and if any such instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under each said trust and hereunder, and all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of each trust shall not have any title or interest therein, legal or equitable, except as stated.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.


THIS IS A TAX EXEMPT CONVEYANCE FOR ESTATE PLANNING PURPOSES AND NOT A CONVEYANCE FOR VALUE.

Exempt under provisions of Section 31-45, Paragraph (e), Real Estate Transfer Tax Act (35 ILCS 200/31, et seq.)

9-12-18
Date

N. Lee Wesley, Representative
Buyer, Seller or Representative

IN WITNESS WHEREOF, the Grantors have executed this deed on this 9-12-18 day of 2018.



REAL ESTATE TRANSFER TAX		13-Dec-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-20-126-012-0000 | 20181201656364 | 1-206-966-944

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

N. Lee Wesley
N. LEE WESLEY

Victoria Granacki
VICTORIA GRANACKI

REAL ESTATE TRANSFER TAX		13-Dec-2018
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

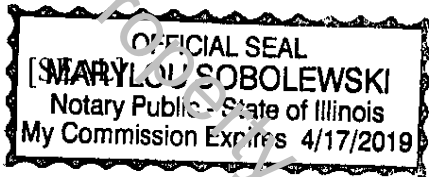
14-20-126-012-0000 | 20181201656364 | 0-528-284-320

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STATE OF ILLINOIS)
)
COUNTY OF Illinois) SS

I, the undersigned, a Notary Public in and for the County and State aforesaid DO HEREBY CERTIFY that the above named N. LEE WESLEY and VICTORIA GRANACKI, 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 and delivered the said instrument as their own free and voluntary act.

Given under my hand and Notary Seal this 12 day of September 2018.



Marylou Sobolewski
Notary Public

My commission expires:

4/17, 2019

ACCEPTANCE BY TRUSTEE

Dated: 9/12/2018

N. Lee Wesley
LEE WESLEY, as Trustee of the LEE WESLEY
2018 REVOCABLE TRUST

Dated: 9-12-2018

Victoria Ann Granacki
VICTORIA ANN GRANACKI, as Trustee of the
VICTORIA ANN GRANACKI 2018
REVOCABLE TRUST

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EXHIBIT A

LEGAL DESCRIPTION

THE NORTH 1/2 OF LOT 31 AND ALL OF LOT 32 (EXCEPT THE NORTH 6 FEET THEREOF) IN BLOCK 9 IN SUBDIVISION OF BLOCKS 9 AND 10 IN EDSON'S SUBDIVISION OF THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT A PART IN THE NORTHEAST CORNER THEREOF), TOGETHER WITH THAT PART OF LOT 12 IN LAFLIN, SMITH & DYER'S SUBDIVISION OF THE NORTHEAST 1/4 OF SAID SECTION 20, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Number: 14-20-126-012-0000

Commonly described as: 3621 N. Magnolia, Chicago, Illinois 60613

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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: 9 | 12 | 2018

SIGNATURE: *Sophia M. Yanuzzi*
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:

Marylou Sobolewski

By the said (Name of Grantor): *Sophia M. Yanuzzi*

On this date of: 9 | 12 | 2018

NOTARY SIGNATURE: *Marylou Sobolewski*

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: 9 | 12 | 2018

SIGNATURE: *Sophia M. Yanuzzi*
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:

Marylou Sobolewski

By the said (Name of Grantee): *Sophia M. Yanuzzi*

On this date of: 9 | 12 | 2018

NOTARY SIGNATURE: *Marylou Sobolewski*

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)**)