### **UNOFFICIAL COPY**

MAIL TO: SARA E. SUMNER 1617 N. Hoyne Chicago, IL 60647

SEND TAX BILLS TO: LYNN FITZGERALD 3332 N. Hamilton Chicago, IL 60618



Doc# 1900822004 Fee \$46.00

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

AFFIDAUIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/08/2019 10:45 AM PG: 1 OF 5

#### DEED INTO TRUST

The GRANTOK LYNN C. FITZGERALD formerly known as LYNN C. WAZWAZ, divorced and not since remarried of 3332 N Hamilton, Chicago, IL 60618 for and in consideration of Ten Dollars, and other good and valuable considerations in hand pay, convey and warrant said property to LYNN C. FITZGERALD as Trustee of the LYNN C. FITZGERALD SELF DECLARATION OF TRUST DATED DECEMBER 19, 2918 and as it may subsequently amended, of 3332 N. Hamilton, Chicago, TL 60618 the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 43 IN BLOCK 13 IN C.T.YERKE'S SUBDIVISION OF BLOCKS 33, 34, 35,36 41,42,43 AND 44 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH WEST QUARTER OF THE NORTH EAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE SOUTH EAST QUARTER THEREOF, IN COOK COUNTY ILLINOIS

PIN 14-19-320-033-0000

AT 3332 N. HAMILTON, CHICAGO, IL 60618

Subject to Covenants, Conditions, Restrictions and easements of record, public utility easements and other easements of record, leases, tenancies, and taxes not yet due and payable but hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets,



## UNOFFICIAL COPY

highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and uron any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such considerations as it would be lawful for any person owning the same to deal with the same, 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 in relation to said premises, or to whom said premises or any part thereof shall be conveyed, cortracted to be sold, leased or mortgaged by said trustee, be chliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, 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 agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee 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 agreement 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 agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was 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 to a successor or successors in trust,

1900822004 Page: 3 of 5

#### **UNOFFICIAL COPY**

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 its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest in hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution of otherwise.

In Witness Whereof, the grantors have set their hand and seal this 19TH day of December, 2018.

**REAL ESTATE TRANSFER TAX** CHICAGO: TOTAL: State of Illinois 14-19-320-033-0000 | 20181201663365 | 0-539-489-952

Total does not include any applicable penalty or interest due.

CTA:

08-Jan-2019

0.00

0.00 0.00 \*

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, state LYNN C. FITZGERALD formerly known as LYNN C. WAZWAZ, divorced and not since remarried, 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, including the release and waiver of the right of homestead.

Given under my hand and seal this 19th day of December, 2018.

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

County of Cook

**REAL ESTATE TRANSFER TAX** 08-Jan-2019 COUNTY: 0.00 ILLINOIS: 0.00 TOTAL: 20181201663365 | 1-509-619-360

1900822004 Page: 4 of 5

# **UNOFFICIAL COPY**

I, LYNN C. FITZGERALD, Settlor of the LYNN C. FITZGERALD SELF DECLARATION OF TRUST dated December, 19, 2018 accept this real estate into my trust.

OFFICIAL SEAL
SARA E. SUMNER
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Sept. 20, 2020

LYNN C. FITZGERALD, Trustee

This instrument was prepared by Sara E. Sumner, 1617 N. Hoyne, Chicago, IL 60647.

1900822004 Page: 5 of 5

## **UNOFFICIAL COPY**

#### 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 December 19, 2018

Subscribed and sworn to before me by the said LYNN C. FIJZGERALD this 19th day of December, 2018.

Notary Public

OFFICIAL SEAL SARA E. SUMNER AN PUBLIC, STATE OF ILLINOIS Expires Sept. 20, 2020

OFFICIAL SEAL

SARA E. SUMMER NOTARY PUBLIC. STATE OF ILLINOIS

My Commission Ex. ... Sept. 20, 2020

The grantee 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 and 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 order the laws of the State of Illinois.

Lyn C. Garall

Dated December 19, 2018

Subscribed and sworn to before me by the Said LYNN C. FITZGERALD this 19th day of December, 2018.

Notary Public: Sove E. Se

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