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Doc#. 1907846247 Fee: \$52.00 Edward M. Moody

Cook County Recorder of Deeds
Date: 03/19/2019 01:19 PM Pg: 1 of 3

Dec ID 20190301621978 ST/CO Stamp 1-835-627-936 City Stamp 1-656-622-496

Above Space for Recorder's Use Only

THE GRANTORS, Harvey J. Whitfield Jr. and Barbara J. Sittler, husband and wife, as cotrustees of the Writbeld-Sittler Joint Tenancy Trust Agreement dated September 11, 2013, as amended from time to time thereafter, of the city of Chicago, Cook County, Illinois, for and in consideration of TEN DOLLARS, (\$10.00) and Other Good and Valuable Consideration, in hand paid, CONVEYS and WARRANT to Bay Jeanne Sittler, as Trustee of the BARBARA J. SITTLER IRREVOCABLE TRUST dated Merch 7, 2019, and all and every Successor Trustee or Trustees, of the city of Chicago, Cook County. Illinois; all of the grantor's interest in the following described Real Estate, situated in the County of Cook, State of Illinois, to-wit:

LOT 24 IN BLOCK 2 ENBREE'S SUBDIVISION OF THE NORTHWEST PART OF BLOCK 18 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIPD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 17-07-221-032-0000

Address of Real Estate: 518 N. Hermitage, Chicago, IL 60622

Situated in the County of Cook, in the state of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set for h in said trust.

**SUBJECT TO:\*** General taxes for 2018 and subsequent years; Covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of 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, 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 on or claiming under any such conveyance, lease, or other instrument

(a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW. 35 ILES 200/31-45(e).

Signed:	Dated:	3/1/19	ngagonaga againn		
Dated this day of March, 2019.	<u>EAL</u>	ESTATE TRANSFER	CO	UNTY: INOIS:	19-Mar-2019 0.00 0.00 0.00
Harvey J. Whitfield Jr.		7-07-221-032-0000	201903016	OTAL: 521978	1-835-627-936
Barbara J. Sittler	NAME.	AL ESTATE TRANSFI	CHICAGO: CTA: TOTAL:	30	0.00 0.00 0.00 0.00 *
STATE OF ILLINOIS )  ) ss.	* To	7-07-221-032-0000   2 tal does not include an	20190301621978 y applicable pen	I 1-650 alty or inte	2 CON 400
COUNTY OF COOK )	0				

I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Harvey J. Whitfield Jr. and Barbara J. Sittler, as husband and wife, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this  $\pm$ day of March, 2019.

Commission expires 12 04, 2022

This instrument was prepared by: Eric J. Parker of Stotis & Baird Chartered 200 W. Jackson, Suite 1050 Chicago, IL 60606

## MAIL TO:

Stotis & Baird Chartered 200 W. Jackson Blvd., Suite 1050 Chicago, IL 60606

Recorder's Office Box No.\_\_\_\_\_

NOTARY PUBLIC

SARAH ALLEN

NOTARY PUBLIC, STATE OF ILLINOIS

## SEND SUBSEQUENT TAX BILLS TO:

Barbara J. Sittler 518 N. Hermitage Chicago, IL 60622

1907846247 Page: 3 of 3

## **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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date MWW A 2, 2019
Signature:
Grantor or Agent
Subscribed and sworp to before me by the said 1000 SARAH ALLEN SARAH ALLEN SARAH ALLEN NOTARY PUBLIC, STATE OF ILLINOIS NOTARY PUBLIC, STATE OF ILLINOIS NOTARY PUBLIC STATE OF ILLINOIS NOTAR
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land t ust 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.
Date March - 2019 Signature: Grantee or Agent
Subscribed and sworn to before me by the said WAT SARAH ALLEN SARAH ALLEN SARAH ALLEN NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 12/03/2022 MY COMMISSION EXPIRES 12/03/2022
Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of

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.

(Attached 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.)