

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

THIS WARRANTY DEED, made this 28th day of March, 2019, by and between, ULISES WALKER and LAURA WALKER, husband and wife, of the County of Cook, State of Illinois ("Grantors"), and ULISES WALKER and LAURA T. WALKER, not individually, but as Trustees of the WALKER FAMILY JOINT TRUST DATED MARCH 28th, 2019, of the County of Cook, State of Illinois ("Grantee"), and unto all and every successor or successors in trust under said Declaration:

Grantee's address: 442 W. Oak Street, Chicago, IL 60610

WITNESSETH, that in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors do hereby CONVEY and WARRANT unto Grantee, in fee simple all that piece or parcel of land, together with the improvements, rights, privileges and appurtenance to the same or longing, situated in the County of Cook in the State of Illinois, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATION HEREIN.

Subject to: General real estate taxes not due and payable as of the date hereof, 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.

Permanent Index Number (PIN): 17-04-320-053-0000

Address of Property: 442 W. Oak Street, Chicago, IL 60610

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

Said Trustee shall have full power and authority:

- (a) To manage, improve, subdivide and protect said premises or any part thereof
- (b) To dedicate any part thereof to any public use and also to vacate in whole or in part any subdivision or dedication thereof.
- (c) To mortgage or otherwise encumber, exchange, donate, sell or convey said premises or any part thereof with or without consideration, for such terms and upon such conditions as said Trustee deems best.
- (d) To lease said premises or any part thereof by leases commencing at the time of making the same as well as at a future time for any term of years, not exceeding 999 years, and subject to any terms and conditions that said Trustee deems best; also to cancel, renew, extend or modify existing leases.
- (e) To grant easements of every description, also to execute contracts and grant options to lease or purchase said premises or any part thereof.



Doc# 1913517074 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/15/2019 11:20 AM PG: 1 OF 5

Above Space for Recorder's Use Only

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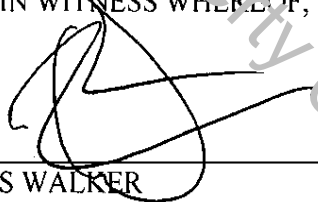
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(f) Generally to take any action with reference to said property that said Trustee deems best, the intent being that said Trustee shall have every power and discretion over and in connection with said property that he would have if he was the absolute owner thereof, and the enumeration of specific powers herein shall not in any way control, limit or cut down the general powers herein granted.

In no case shall any person dealing with said Trustee, or dealing with any grantee, mortgagee or lessee of the Trustee, with reference to said premises be obligated to see to the application of the purchase, mortgage or rent money, or to see that the terms of this Trust have been complied with, or to inquire into the necessity or expediency of any act of said Trustee, or be privileged or obliged to inquire into any of the terms of said Declaration of Trust and the execution of any deeds, mortgages, trust deeds, leases or other instruments by said Trustee shall be conclusive evidence in favor of the grantee, mortgagee, lessee or other party thereto that said Trustee was duly authorized and empowered to execute every such instrument.

The interest of each and every beneficiary hereunder and of any and all persons claiming under them is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises, the intention being to vest in said Trustee the entire legal and equitable title in fee interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds there as aforesaid.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 28th day of March, 2019.



ULISES WALKER

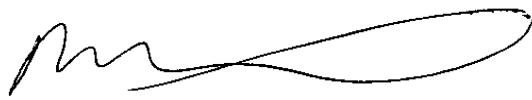


LAURA WALKER

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Michael Kite, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ULISES WALKER and LAURA T. WALKER, 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 the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 28th day of March, 2019.



Notary Public
Commission expires August 13, 2020



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The transfer of title and conveyance herein is hereby accepted by ULISES WALKER and LAURA T. WALKER, Trustees of the WALKER FAMILY JOINT TRUST DATED MARCH 28th, 2019.



ULISES WALKER, Co-Trustee,
as aforesaid

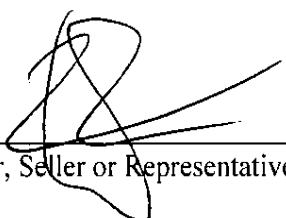


LAURA T. WALKER, Co-Trustee,
as aforesaid



Exempt under provisions of Paragraph (e)
Section 31-45, Property Tax Code


3/28/19

Date



Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		13-May-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-04-320-053-000 20190501672274 1-784-444-832		

REAL ESTATE TRANSFER TAX		13-May-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-04-320-053-0000 20190501672274 1-488-363-648		
* Total does not include any applicable penalty or interest due.		

This Instrument was Prepared by:

Michael W. Kite
WILLIAMS & KITE, LLC
1900 S. Highland Avenue, Suite 100
Lombard, Illinois 60148

AFTER RECORDING RETURN TO:

Michael W. Kite
WILLIAMS & KITE, LLC
1900 S. Highland Avenue, Suite 100
Lombard, Illinois, 60148

SEND SUBSEQUENT TAX BILLS TO:

Ulises Walker and Laura T. Walker, Trustees
442 W. Oak Street
Chicago, Illinois 60610

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EXHIBIT "A"

LOT RH-45 IN BASECAMP RESUBDIVISION BEING A RESUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED 4/30/2015 AS DOCUMENT NUMBER 1512019117 IN COOK COUNTY, ILLINOIS.

PIN: 17-04-320-053-0000

Property Address: 442 W. Oak Street, Chicago, IL 60610

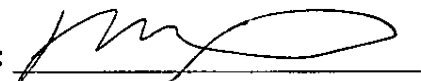
Property of Cook County Clerk's Office

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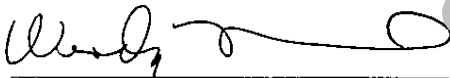
STATEMENT BY GRANTOR

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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: May 10, 2019

Signature: 
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 10th day of May, 2019.



Notary Public




STATEMENT OF GRANTEE

The Grantee 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: May 10, 2019

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 10th day of May, 2019.


Notary Public

