

# UNOFFICIAL COPY



Doc# 1916445054 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/13/2019 03:20 PM PG: 1 OF 4

## WARRANTY DEED IN TRUST - ILLINOIS

THE GRANTOR(S), ERNEST BRUMFIELD, a widower not since remarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS hereafter to ERNEST BRUMFIELD, JR., not personally, but as Trustee of the ERNEST BRUMFIELD, JR. LIVING TRUST, dated 5/16/19, and unto each and every successor trustee(s) under said trust agreement, Grantee, of 195 n. Harbor Drive, #308, Chicago, Illinois 60601, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: *(See Legal Description on Page 2, made a part hereof)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and hold said premises forever, and such grant being subject to all of the terms set forth in Exhibit A attached hereto and incorporated herein.

Permanent Real Estate Index Number(s): 21-30-109-016-0000, 21-30-109-018-0000, & 21-30-109-039-0000

Address(es) of Real Estate: 7341 S. Yates Blvd., 7347 S. Yates Blvd., & 7353 S. Yates Blvd., Chicago, Illinois 60649

Exempt under provisions of Paragraph (e), Section 4, Real Estate Transfer Act.

DATE: MAY 16, 2019 SIGNATURE: *Ernest Brumfield*

The date of this deed of conveyance is MAY 16, 2019.

*Ernest Brumfield*  
(SEAL) ERNEST BRUMFIELD

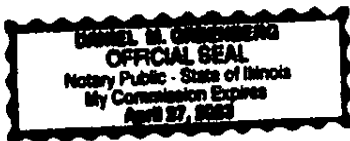
(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ERNEST BRUMFIELD, a widower 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)  
(My Commission Expires 4/27/23)

Given under my hand and official seal May 16, 2019.

*Edward M. Moody*  
NOTARY PUBLIC



REAL ESTATE TRANSFER TAX	13-Jun-2019
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



21-30-109-016-0000 | 20190501686844 | 0-600-252-512

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

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## LEGAL DESCRIPTION

For the premises commonly known as: 7341 S. Yates Blvd., 7347 S. Yates Blvd., & 7353 S. Yates Blvd., Chicago, Illinois 60649

PIN(s): 21-30-109-016-0000; 21-30-109-018-0000; 21-30-109-039-0000.

### PARCEL 1:

THE NORTH 46 FEET OF THE SOUTH 92 FEET OF THE WEST 125 FEET OF LOT 25 IN DIVISION 4 IN SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL ½ OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:



THAT PART OF LOT 25 LYING EAST OF THE WEST 125 FEET THEREOF AND ALSO THAT PART OF THE WEST 125 FEET LYING NORTH OF THE SOUTH 92 FEET THEREOF IN DIVISION 4 IN SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL ½ OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

THE SOUTH 46 FEET OF THE WEST 126 FEET (EXCEPT THE WEST 98 FEET THEREOF) OF LOT 25 IN DIVISION 4 IN SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL ½ OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### This instrument was prepared by:

Daniel M. Greenberg  
Daniel M. Greenberg, Chtd.  
18141 Dixie Highway - Suite 111  
Homewood, IL 60430

REAL ESTATE TRANSFER TAX		13-Jun-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
21-30-109-016-0000	2019050168844	0-002-449-504

### Send subsequent tax bills to:

Mr. Ernest Brumfield, Jr.  
195 N. Harbor Dr., #308  
Chicago, IL 60601

### Recorder-mail recorded document to:

Daniel M. Greenberg  
Daniel M. Greenberg, Chartered.  
18141 Dixie Highway - Suite 111  
Homewood, IL 60430

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## EXHIBIT A

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

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 upon 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 time or times hereafter, to contract to make leases and to grant, options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, 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 other 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, contracted to be sold, leased or mortgaged by said trustee be obliged 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 Declaration of Trust; 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 Declaration Of Trust 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 Declaration of Trust 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, 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof as aforesaid.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 and hold title to real estate under the laws of the State of Illinois.

Dated: May 16, 2019 Signature: Laurie A. Benegas  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 16<sup>th</sup> day of May, 2019.

Notary Public Marilyn Sitkiewicz



The grantee or his/her agent 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 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: May 16, 2019 Signature: Laurie A. Benegas  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee 16<sup>th</sup> day of May, 2019.

Notary Public Marilyn Sitkiewicz



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.

(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 Tax Act.)