

# UNOFFICIAL COPY

Doc#: 1917606084 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 06/25/2019 11:38 AM Pg: 1 of 4

Dec ID 20190601612520  
ST/CO Stamp 0-608-700-512 ST Tax \$25.00 CO Tax \$12.50  
City Stamp 1-980-395-616 City Tax: \$262.50

WARRANTY DEED IN TRUST  
ILLINOIS STATUTORY  
INDIVIDUAL

FIDELITY NATIONAL TITLE

SC16038203

FNTC No.: SC16038203

THE GRANTOR(S) Delvin R. Webb, 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, CONVEY(S) and WARRANT(S) to Chicago Title Land Trust Company as Trustee under Trust Number 8002370212 dated January 15, 2016, of 10 South LaSalle, Suite 2750, Chicago, IL., 60603, of the County of Cook , the following described Real Estate situated in the County of COOK in the State of IL, to wit

*See Exhibit "A" attached hereto and made a part hereof*

Permanent Real Estate Index Number(s): 21-31-102-030-0000

Address(es) of Real Estate: 7962 South Kingston  
Chicago, IL 60617

TO HAVE AND TO HOLD, said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a 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, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such 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 the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, 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, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or

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successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of 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 the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.


All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.



If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) 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.

Dated this 23 day of November, 20 19.

By: Delvin R. Webb  
Delvin R. Webb

REAL ESTATE TRANSFER TAX		25-Jun-2019
	CHICAGO:	187.50
	CTA:	75.00
	TOTAL:	262.50 *
21-31-102-030-0000   20190601612520   1-980-395-616		
* Total does not include any applicable penalty or interest due.		

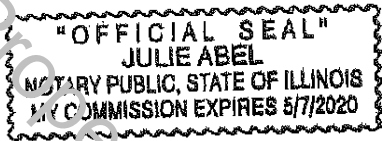
REAL ESTATE TRANSFER TAX		25-Jun-2019
	COUNTY:	12.50
	ILLINOIS:	25.00
	TOTAL:	37.50
21-31-102-030-0000   20190601612520   0-608-700-512		

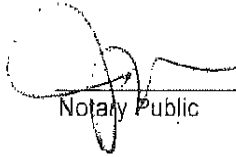
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STATE OF ILLINOIS, COUNTY OF COOK \_\_\_\_\_ SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Delvin R. Webb, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 23 day of November, 20 16.



  
Notary Public

Prepared by:  
Law Offices of Geraldine C. Simmons  
7316 South Cottage Grove  
Chicago, IL 60619

Mail to:

Mages & Price, LLC  
1110 Lake Cook Road, Suite 385  
Buffalo Grove, IL., 60089

Name and Address of Taxpayer:

Chicago Title Land Trust Company  
Chicago Trust #8002370212  
10 South LaSalle, Suite 2750  
Chicago, IL., 60603

Property of Cook County Clerk's Office

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## Exhibit "A" – Legal Description

LOT 37 (EXCEPT THE SOUTH 8 FEET) AND THE SOUTH 12 FEET OF LOT 38 IN BLOCK 2 IN 79TH STREET ADDITION TO CHELTENHAM BEACH, SAID ADDITION, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH EASTERLY OF RIGHT-OF-WAY OF BALTIMORE AND OHIO RAILROAD IN COOK COUNTY, ILLINOIS.

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