

UNOFFICIAL COPY



Doc# 1920413170 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/23/2019 11:23 AM PG: 1 OF 3

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH that the Grantor, DEBORAH HILL, an unmarried woman, of the County of Cook and State of Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, conveys and warrants unto DEBORAH HILL as Trustee of THE DEBORAH HILL TRUST dated June 27, 2019, of which DEBORAH HILL is the primary beneficiary, all beneficial interest in the following described Real Estate in the County of Cook and State of Illinois, TO WIT:

Permanent Tax Number(s): 17-04-113-100-1082

UNIT 715-A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN NORTH TOWN VILLAGE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED SEPTEMBER 28, 2001 AS DOCUMENT NO. 0010906035, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, 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 trust and for the uses and purposes set forth in said trust.

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 in violation of the trust.

In no case shall any party dealing with said Trustee or successor 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

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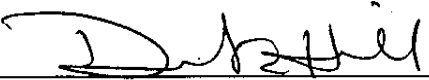
full force and effect; (b) that such conveyance or other instrument was executed in accordance with the terms, conditions, and limitations contained in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered 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 ILLINOIS REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

Street Address of above described property: 715 W. Evergreen Ave, Unit A, Chicago, IL 60610

In Witness Whereof, the Grantor aforesaid has hereunto set her hand and seal this 27th day of June, 2019.

 (Seal)

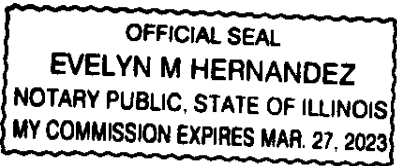
Accepted by: Deborah Hill, Trustee 

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Jennifer Guimond-Quigley, a Notary Public in and for and residing in the said County in the State aforesaid do hereby certify that Deborah Hill, in her own name and her own right, 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 she signed and delivered the said instrument as her free and voluntary act, and for the uses and purposes therein set forth, including waiving right of homestead.


Given under my hand and Notarial Seal, this 27th day of June, 2019.




Notary Public



Prepared by:
Jennifer Guimond-Quigley
Law Office of Jennifer Guimond-Quigley
20 N. Clark Street, Suite 1110
Chicago, IL 60602

Mail future tax bills to:
Deborah Hill
715 W. Evergreen Ave, Unit A
Chicago, IL 60610

REAL ESTATE TRANSFER TAX		23-Jul-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		23-Jul-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-04-113-100-1082 | 20190701637738 | 0-881-800-288

17-04-113-100-1082 | 20190701637738 | 0-425-833-568

* Total does not include any applicable penalty or interest due

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STATEMENT BY GRANTOR AND GRANTEE

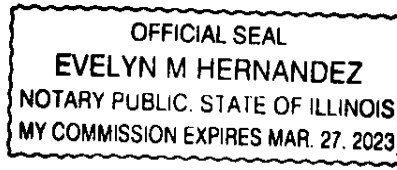
The Grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated: 6/27/2019

Signature: 
Grantor or Agent

Subscribed and sworn to before me and by the said Deborah Hill on June 27, 2019


Notary Public




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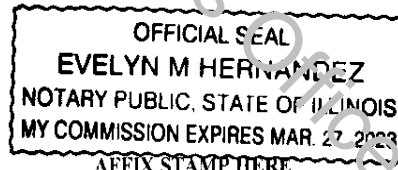
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficiary interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 6/27/2019

Signature: 
Grantee or Agent

Subscribed and sworn to before me and by the said Deborah Hill as Trustee of The Deborah Hill Trust u/a/d June 27, 2018 on June 27, 2019


Notary Public



AFFIX STAMP HERE

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.