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Doc#. 1922149096 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 08/09/2019 01:40 PM Pg: 1 of 3

Dec ID 20190701640583 ST/CO Stamp 0-750-623-840 City Stamp 1-159-978-080

WARRANTY DEED IN TRUST

ACCOM.

FIDELITY NATIONAL TITLE OCI9021716

THIS INDENTURE WITNESSET I. THAT the Grantor, Willie Brown, Jr., a MACCIED man, of the County of Cook and the State of Illinois for and in consideration of Tenar i No/100ths Dollars (\$10.00), and other good and valuable considerations in hand paid, Conveys and warrants unto THE CHICAGO TRUST COMPANY, N.A. its successor or successors, as Trustee under a trust agreement dated the 17th day of February, 2009, known as Trust Number 6347, the party of the second part whose address is 10258 S. Western Avenue, Chicago, IL 60643, the following described real entart is situated in the County of Cook in the State of Illinois, to wit,

THE SOUTH 6-2/3 OF LOT 37 AN THE NORTH 11-2/3 OF LOT 40 IN LOOMIS AND LAFLIN'S SUBDIVISION OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

together with all the appurtenances and privileges thereunto belong mg cr appertaining.

Permanent Index No.: 17-34-105-039-0000

UNDERSIGNED AGREE THAT THE ADDITIONAL, TERMS AND PROVISIONS ON THE REVERSE SIDE HEREOF SHALL CONSTITUTE A PART OF THIS WARRANTY DEED U. TRUST AND ARE INCORPORATED HEREIN.

And the said grantors hereby expressly waive and release any and all rights of benefits under and by virtue of any and all statues of the State of Illinois, providing for the exemption of homesteads from sales of the exemption of the exemption of homesteads from sales of the exemption of the ex

*This is NON-hompstead property *

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 25th day of July 2019

(SEAL)

(SEAL)

(SEAL)

__(SEAL)

MAIL

The Chicago Trust Company., N.A.

TO:

c/o Deborah M. Derkacy 10258 S. Western Avenue

Chicago, IL 60643

17-34-105-039-0000 | 20190701640583 | 1-159-978-080

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

ADDRESS OF PROPERTY:

3146 South Calumet Avenue, Chicago, IL 60616

The above address is for information only and is not part of this deed.

| REAL ESTATE TRANSFER | | FAX 07-Aug-2019 | |
|----------------------|---|--------------------------------|------|
| | The San | COUNTY: | 0.00 |
| | | ILLINOIS: | 0.00 |
| | | TOTAL: | 0.00 |
| 17-34-105-039-0000 | | 20190701640583 0-750-623-840 | |

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TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth. This deed is made Subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Full power and authority is hereby granted to said trustee to subdivide and re-subdivide the real estate or any part thereof; to dedicate parks, streams, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion by leases to commerce in praesenti or futuro, and upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges or any kind; to release, convey or assign any right, title or interest in or about easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, lease for mortgaged by the trustee, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any and of the trustee, or to be obliged or privileged to inquire into any or the terms of the trust agreement; and every deed, trust deed, mortgage, I ase or other instrument executed by the trustee in relation to the 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 herein and by the trust agreement was in full force and effect, (b) that such conveyance of other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in the trust agreement or in any amendments thereof and bindings upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instruments 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 it, 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, mortgag 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Official Seal
S Samantha Hackett
Notary Public State of Illinois
My Commission Expires 02/16/2020

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Willie Brown, Jr., personally k o vn 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 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 notarial seal this 25 day o

Notary Public

y commission expires: 02/14/203

This instrument was prepared by: The Law Office of Beth Mann, P.C. 15127 South 73rd Avenue, Suite F, Orland Park, IL 60462

Mail subsequent tax bills to: 3834 TROON ST., FLOSSMOOR IL U0422

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

| SIVANTOR SECTION | | | |
|--|--|--|--|
| The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown | | | |
| on the deed or assignment of beneficial interest (ABI) 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 another 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 Illingis. | | | |
| DATED: 7 125 1, 20 9 SIGNATURE: Jeslu Turingto | | | |
| GRANTOR of AGENT | | | |
| GRANTOR NOTARY SECTION. The below section is to be completed by the NOTARY who witnesses the GRANTOR signature. | | | |
| Subscribed and sworn to be fore me, Name of Notary Public: | | | |
| By the said (Name of Grantor): LOUE TUSINATO AFFIX NOTARY STAMP BELOW | | | |
| On this date of: 135 1, 20 19 | | | |
| NOTARY SIGNATURE: AMOUNT OCT S Semanthe Hackett | | | |
| Notary Public State of Illinois | | | |
| My Commission Expires 02/16/2020 (| | | |
| GRANTEE SECTION | | | |
| The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment | | | |
| of beneficial interest (ABI) in a land trust is either a natural person, an Illino's corporation or foreign corporation | | | |
| authorized to do business or acquire and hold title to real estate in Illinois, a parmership 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: 7 125 , 20 19 SIGNATURE WELL TWENTER | | | |
| GRANTEE & AGENT | | | |
| GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature. | | | |
| Subscribed and sworn to before me, Name of Notary Public: | | | |
| By the said (Name of Grantee): LESUE TUSINATO AFFIX NOTARY STAMP F.E.OW | | | |
| On this date of: A (35 1, 20) | | | |
| NOTARY SIGNATURE: \(\text{MM} \text | | | |
| S Samantha Hackett Hotery Public State of Illinois My Commission Expires 02/16/2020 | | | |

CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of the <u>Illinois Real Estate Transfer Act</u>: (35 ILCS 200/Art. 31)