



1930813129

Doc# 1930813129 Fee \$88.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/04/2019 03:00 PM PG: 1 OF 5

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**WARRANTY DEED
LIMITED LIABILITY COMPANY TO TRUST**

THIS INDENTURE WITNESSETH, That the Grantor, **PROPERTY MAXX, LLC**, an Illinois Limited Liability Company duly incorporated under the laws of the State of Illinois pursuant to the authority of its Members, in certain considerations of the sum of Ten Dollars (\$10.00) in hand paid, convey and warrant unto:

952 W. 116TH STREET TRUST, under a trust agreement dated, 10/18/2019, ILLINOIS FIDELITY, LLC as Trustee, the Grantee, and to Grantee's successors and assigns whose mailing address is 3033 w. 203RD Street, #221, Olympia Fields, IL 60641.

All of the following described real estate situated in the County of Cook, State of Illinois, to wit:

THIS DEED IS BEING CONVEYED AS PART OF WINDING UP BUSINESS FOR THE LIMITED LIABILITY COMPANY, PROPERTY MAXX, LLC.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Permanent Index Number: 25-20-423-004-0000


Property Address: 952 W. 116TH STREET, CHICAGO, IL 60643

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

In witness whereof, said limited liability company has caused this document to be executed on its behalf by its sole member, Maria F. Williams all in accordance with its operating agreement.

Dated this 21st day of October, 2019.

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REAL ESTATE TRANSFER TAX	04-Nov-2019
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

BY: [Signature] mbr
Signature of Authorized Member or Manager
Maria F. Williams, mbr.
Name of Authorized member or Manager

25-20-423-004-0000 | 20191101634435 | 1-810-604-384

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

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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 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 any 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, for 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, 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 trust agreement; 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 trust agreement 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 trust agreement 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 and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

REAL ESTATE TRANSFER TAX

04-Nov-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

25-20-423-004-0000

| 20191101634435 | 1-272-586-592

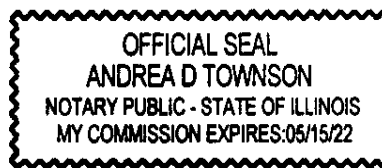
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STATE OF ILLINOIS)
) ss.
COUNTY OF Cook)

The foregoing instrument was acknowledged before me on this 21st day of October,
2019, by MARIA F. Williams.

Andrea D. Townson
NOTARY PUBLIC

My commission expires 5/13/22



"Exempt under Paragraph (e), Section 31-45;
Illinois Real Estate Transfer Tax Act"
10/21/19
Date
[Signature]
Buyer, Seller or Representative

Prepared By: Maria Williams

After Recording, Mail To:
952 W. 116TH STREET TRUST
P.O. BOX 221
OLYMPIA FIELDS, IL 60641

Mail Tax Statements To:
952 W. 116TH STREET TRUST
P.O. BOX 221
OLYMPIA FIELDS, IL 60641

Property of Cook County Clerk's Office

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EXHIBIT A: LEGAL DESCRIPTION

THE EAST 21.87 FEET OF THE WEST 59.18 FEET OF LOT 31 IN MAPLE PARK COURT, BEING A RESUBDIVISION OF PART OF STANLEY MATHEW'S SUBDIVISION OF THE WEST HALF OF THE SOUTHEAST QUARTER, ALSO PART OF CHYTRAUS AND DENEEN'S ADDITION TO WEST PULLMAN, IN THE EAST HALF OF THE SOUTHEAST QUARTER, TOGETHER WITH VACATED STREETS AND ALLEYS ALL IN SECTION 20, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 25-20-423-004-0000


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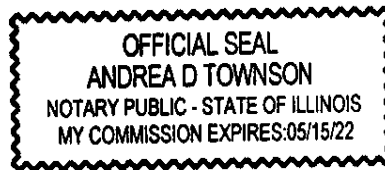
STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR (or the agent for the GRANTOR) affirms that, to the best of the knowledge of the undersigned, 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 this 21 day of Oct., 2019.


GRANTOR

Subscribed and sworn to before me by the said MARIA F. WILLIAMS this _____ day 21st of October, 2019.



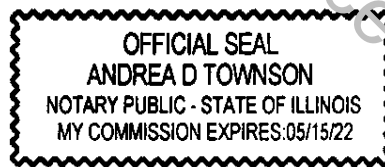
Notary Public: Andrea D. Townson

The GRANTEE (or the agent for the GRANTEE) affirms that, to the best of the knowledge of the undersigned, 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 this 21 day of Oct, 2019.


GRANTEE

Subscribed and sworn to before me by the said MARIA F. WILLIAMS, this _____ day of October, 2019.



Notary Public: Andrea D. Townson

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 Transfer Tax Act.)