

UNOFFICIAL COPY

TRUSTEE DEED

Statutory (ILLINOIS)
(Living Trust to Individual)
THE GRANTOR(S)

Laura L. Baxton and Cedric J. Baxton,
as Successor Co-Trustees under the
provisions of a Revocable Trust Agreement
dated the 6th day of May, 1999 and
known as the **Shirley J. Baxton Revocable
Living Trust**

of the City of Chicago,
County of Cook, State of Illinois,
for the consideration of TEN ----00/100
DOLLARS in hand paid CONVEYS
and QUIT CLAIMS to

LAURA L. BAXTON

all interest in the following described Real Estate situated in the County of Cook in the
State of Illinois, to wit:

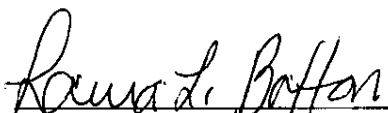
**LOT 13 IN HARVARD RESUBDIVISION OF LOTS 3 TO 40 IN BLOCK 5 AND
LOTS 1 TO 42 IN BLOCK 6 IN FORSYTH'S SUBDIVISION OF THE NORTH
32 ACRES OF THE SOUTH 55 ACRES OF THE WEST 1/2 OF THE NORTH
EAST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws
of the State of Illinois. TO HAVE AND TO HOLD said premises forever. This property is not
the homestead of the Shirley J. Baxton Revocable Living Trust Dated May 6, 1999.

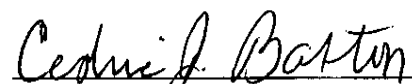
Permanent Real Estate Index Number: 20-33-217-031-0000

Address of Real Estate: 8136 S. Princeton Avenue, Chicago, IL 60620.

Dated this 5th day of February, 2020.



LAURA L. BAXTON
as Successor Co-Trustee under the provisions
of a Trust Agreement dated the 6th day of May
1999, and known as the Shirley J. Baxton
Revocable Living Trust



CEDRIC J. BAXTON
as Successor Co-Trustee under the
provisions of a Trust Agreement dated the
6th day of May 1999, and known as the
Shirley Revocable Living Trust



Doc# 2003740016 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/06/2020 11:25 AM PG: 1 OF 4

S Y
P 4
S
M X
SC
E X
INT AD

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid DO HEREBY CERTIFY that

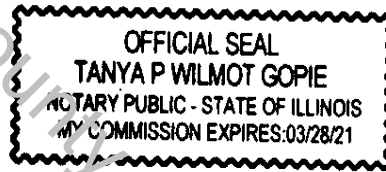
LAURA L. BAXTON and CEDRIC J. BAXTON, as Co-Successor Trustees under the provisions of a Trust Agreement dated the 6th day of May 1999, and known as the Shirley J. Baxton Revocable Living Trust

are personally known 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 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 5th day of February, 2020.

Commission expires: 03/28/2021

Tanya P. Wilmot Gojie
NOTARY PUBLIC



This instrument was prepared by: Starks & Associates, P.C., 11528 S. Halsted, Chicago, IL 60628

MAIL TO:
Mrs. Laura J. Baxton
8136 S. Princeton Avenue
Chicago, IL 60620

SEND SUBSEQUENT TAX BILLS TO:
Mrs. Laura J. Baxton
8136 S. Princeton Avenue
Chicago, IL 60620

REAL ESTATE TRANSFER TAX		06-Feb-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		06-Feb-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-33-217-031-0000 20200201609532 1-656-626-016		

20-33-217-031-0000 | 20200201609532 | 0-923-663-200

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

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR 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 title to real estate under the laws of the State of Illinois.

DATED FEBRUARY 5, 2020

SIGNATURE: *Laura L. Baxton*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

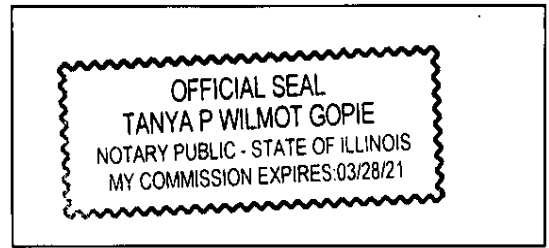
Subscribed and sworn to before me, Name of Notary Public: ~~BENJAMIN E. STARKS~~ Tanya P. Wilmot Gopie

By the said (Name of Grantor): LAURA L. BAXTON

On this date of: FEBRUARY 5, 2020

NOTARY SIGNATURE: *Tanya P. Wilmot Gopie*

AFFIX NOTARY STAMP BELOW



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 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 FEBRUARY 5, 2020

SIGNATURE: *Laura L. Baxton*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

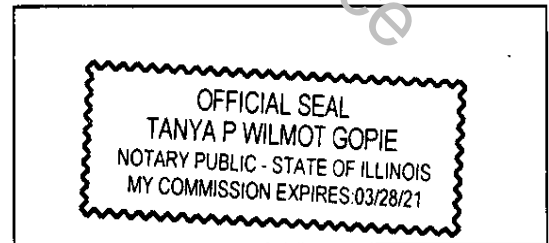
Subscribed and sworn to before me, Name of Notary Public: ~~BENJAMIN E. STARKS~~ Tanya P. Wilmot GoPie

By the said (Name of Grantee): LAURA L. BAXTON

On this date of: FEBRUARY 5, 2020

NOTARY SIGNATURE: *Tanya P. Wilmot GoPie*

AFFIX NOTARY STAMP BELOW



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 **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: (35 ILCS 200/Art.31)

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR 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 title to real estate under the laws of the State of Illinois.

DATED FEBRUARY 5, 2020

SIGNATURE: Cedric J. Baxton
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: ~~BENJAMIN E. STARKS~~ Tanya P. Wilmot Gopie

By the said (Name of Grantor): CEDRIC J. BAXTON

On this date of: FEBRUARY 5, 2020

NOTARY SIGNATURE: Tanya P. Wilmot Gopie

AFFIX NOTARY STAMP BELOW



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DATED FEBRUARY 5, 2020

SIGNATURE: Cedric J. Baxton
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

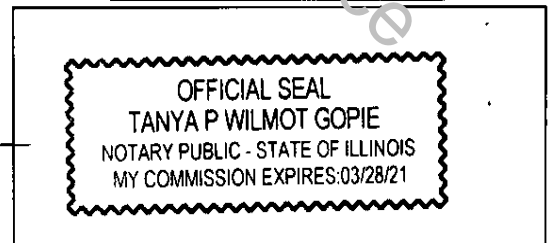
Subscribed and sworn to before me, Name of Notary Public: ~~BENJAMIN E. STARKS~~ Tanya P. Wilmot Gopie

By the said (Name of Grantee): CEDRIC J. BAXTON

On this date of: FEBRUARY 5, 2020

NOTARY SIGNATURE: Tanya P. Wilmot Gopie

AFFIX NOTARY STAMP BELOW



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