

# UNOFFICIAL COPY

Doc#: 2005908036 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/28/2020 07:40 AM Pg: 1 of 4

This instrument prepared by  
and after recording, return to:

Robert L. Kealy  
Attorney at Law  
Kealy Law, LLC  
2516 Waukegan Rd. #366  
Glenview, IL 60025

Dec ID 20200201625428  
ST/CO Stamp 1-646-552-928  
City Stamp 0-304-375-648

## TRUSTEE'S DEED (Trust to Trusts)

The above space for Recorder's use only

**THIS INDENTURE WITNESSETH**, That the **GRANTOR(S), Robert B. Johnson**, a single man, of the City of Chicago, County of Cook, State of Illinois, as **successor Trustee of the Robert R. Johnson Living Trust, dated October 22, 2008**, for and in consideration of ten dollars, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, Convey(s) and Quitclaim(s) unto **GRANTEE(S), Robert B. Johnson**, whose present address is 6128 N. Kilpatrick Ave., Chicago, IL 60646, in the County of Cook, as **Trustee of the Robert B. Johnson Trust, Dated January 4, 2020**, and **Hayley R. Johnson**, whose present address is 6128 N. Kilpatrick Ave., Chicago, IL 60646, in the County of Cook, as **Trustee of the Hayley Rose Trust, Dated January 4, 2020**, each holding a one-half interest as tenants in common, all interest in the following described real estate in the County of Cook, State of Illinois, to-wit:

LOT 167 AND THE NORTHERLY ½ OF LOT 165 IN GEORGE F. KOESTER AND COMPANY'S SECOND ADDITION TO SAUGANASH, A SUBDIVISION IN CALDWELL'S RESERVE IN SECTION 3, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1928 AS DOCUMENT NUMBER 9956617, IN COOK COUNTY, ILLINOIS.

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 agreements set forth.

Property Identification Number: 13-03-119-021-0000

Commonly known as: 6128 N. Kilpatrick Ave., Chicago, IL 60646

Cook County - Illinois Transfer Stamp  
or  
**Exempt under provisions of Paragraph  
(e) Section 4, Real Estate Transfer Act**  
Date: 2-20-2020

THIS INSTRUMENT HAS BEEN SENT FOR RECORDING  
BY PUBLIC TITLE AS AN ACCOMMODATION ONLY.  
IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION  
OR AS TO THE EFFECT UPON TITLE.

Robert B. Johnson, Trustee  
Attorney, Buyer, Seller or Representative

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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, streets, 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 the real estate or any part thereof to a successor or successors in trust and to grant 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 commence *in praesenti* or *in futuro*, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases 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 of any kind; to release, convey or assign any right, title or interest in or about or 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 part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to 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 act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease 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 or 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 binding 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 instrument, and (d) if the conveyance is made to a successor or successors in trust that such successor or successors in the 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 the trust or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage 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 Register of Titles is hereby directed 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.

And the said grantor hereby expressly waives and releases 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.

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In Witness Whereof, the Grantor(s) aforesaid have hereunto set his/her/their hand(s) and seal(s)

on this date of 2-20-2020.

*Robert B Johnson* as Successor Trustee of the  
(SEAL) *Robert R Johnson Living Trust, dated October 22, 2008*  
**Robert B. Johnson, as Successor Trustee of the  
Robert R. Johnson Living Trust, dated October 22, 2008**

State of Illinois )  
) SS  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Robert B. Johnson**, personally known to me (or proved on the basis of satisfactory evidence) to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered said instrument as his/her 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 seal on this date of 2/20/2020.

*Robert Louis Kealy* SEAL  
Notary Public




Property Identification Number: 13-03-119-021-0000

Commonly known as: 6128 N. Kilpatrick Ave., Chicago, IL 60646



### MAIL SUBSEQUENT TAX BILLS TO:

Robert B. Johnson & Hayley R. Johnson, 6128 N. Kilpatrick Ave., Chicago, IL 60646

AL ESTATE TRANSFER TAX	26-Feb-2020
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-03-119-021-0000 | 20200201625428 | 0-304-375-648

total does not include any applicable penalty or interest due

AL ESTATE TRANSFER TAX	26-Feb-2020
  COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-03-119-021-0000 | 20200201625428 | 1-646-552-928

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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

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 Illinois.

DATED: 2 | 20 | 2020

SIGNATURE: Robert B Johnson, As Trustee  
GRANTOR or AGENT

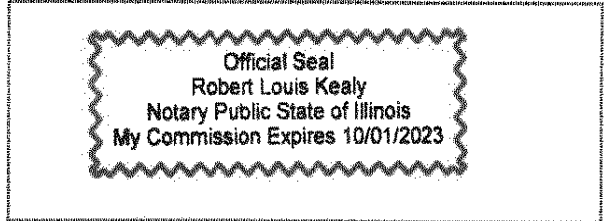
### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: ROBERT LOUIS KEALY

By the said (Name of Grantor): ROBERT B. JOHNSON, AS TRUSTEE AFFIX NOTARY STAMP BELOW

On this date of: 2 | 20 | 2020

NOTARY SIGNATURE: Robert Louis Kealy



### 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 2 | 20 | 2020

SIGNATURE: Robert B Johnson, As Trustee  
GRANTEE or AGENT

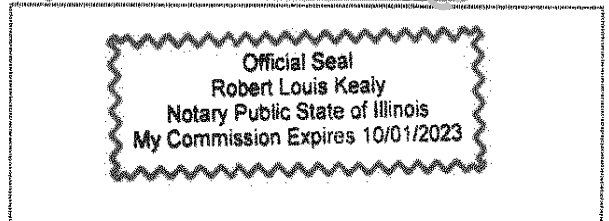
### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: ROBERT LOUIS KEALY

By the said (Name of Grantee): ROBERT B. JOHNSON AS TRUSTEE AFFIX NOTARY STAMP BELOW

On this date of: 2 | 20 | 2020

NOTARY SIGNATURE: Robert Louis Kealy



### 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**