

UNOFFICIAL COPY

Doc#. 2006646250 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 03/06/2020 11:34 AM Pg: 1 of 3

Dec ID 20200101685574 ST/CO Stamp 1-039-050-592 City Stamp 0-380-790-624

WARRANTY DEED Individual to Trust

Grantor, CHARLES WEBEER, of 4111 N. Lawler Avenue, Chicago, Illinois 60641, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, CONVEYS and WARRANTS to CHARLES WEBEER, not personally, but as trustee of the CHARLES WEBBER TRUST DATED DECEMBER 1, 2019, or his successor or successors in trust, the following real estate in the County of Cook, State of Illinois, to writ:

THE NORTH 10 FEET OF LOT 54 AND THE SOUTH 30 FEET OF LOT 55 IN A. W. DICKINSON'S SUBDIVISON OF THAT PART WEST OF MILWAUKEE AVENUE OF LOT 11 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WAST QUARTER OF SAID LOT 11 AND EXCEPT TRACTS CONVEYED TO CLARA S. LOWELL IN COCK COUNTY, ILLINOIS.

Parcel Identification Number: 13-16-418-013

Commonly known as: 4111 N. Lawler Avenue, Chicago, Illinois 60641

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to trustee or trustee's successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of vis.

In no case shall any party dealing with trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased or mortgaged by 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 trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

This transaction is exempt under 35 ILCS 209/31-45(e) of the Real Estate Transfer Act.

UNOFFICIAL COPY

Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the 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 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 the amendments thereof, and binding on all beneficiaries, (c) that 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 the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them chall 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. 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 parnings, avails, and proceeds thereof.

Executed at Northbrook, Illinois on the <u>17</u> day of	December 2019.	\sim
Ox	ÜL	Lille
	CHARLES WEB	BER, Grantor

The undersigned hereby accepts 16ga title to the aforementioned property as trustee of the

CHARLES WEBBER TRUST DATED DECELVIBER 1, 2019.

CHARLES WEBBER, Trustee

STATE OF ILLINOIS)) ss: COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the tate aforesaid, certify that CHARLES WEBBER, personally known to me to be the same person(s) whose vame(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes dispein set forth.

Given under my hand and notarial seal this \(\) day of

CORINNE C. HEGGIE OFFICIAL SEAL

Prepared by and Mail To Notary Public - State of Illinois The Wochner Law Fir My Commission Expires Dec 14, 2022

707 Skokie Blvd., Suite 500

Northbrook, IL 60062

REAL ESTATE TRANSFER TAX 03-Mar-2020 CHIÇAGO: 0.00 CTA: 0.00 TOTAL: 0.00 1

13-16-418-013-0000 | 20200101685574 | 0-380-790-624

* Total does not include any applicable penalty or interest due

Send Tax Bills To: Charles Webber 4111 N. Lawler Avenue Chicago, Illinois 60641

REALE	STATE	TRANSFER 1	ΓΑX	03-Mar-2020
			ÇOUNTY:	0.00
- 44	2271		illinois:	0.00
V	7		TOTAL:	0.00
13		013-0000	20200101685574	1-039-050-592

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

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

GRANTOR SECTION

On this date of: 10 1 20 9

CORINNE C. HEGGIE OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires Dec 14, 2022

AFFIX NOTARY STAMP BELOW

GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **CRANTEE** 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 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: 13- | 1 | , 201 9

SIGNATURE:

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signs are

Subscribed and swom to before me, Name of Notary Public:

By the said (Name of Grants) Tolen E. Helland

On this date of: 20 9

NOTARY SIGNATURE WWW HESSY

AFFIX NOTARY STAMP BELOW

CORINNE C. HEGGIE
OFFICIAL SEAL
Votary Public - State of Illinois

Notary Public - State of Illinois My Commission Expires Dec 14, 2022

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)