

UNOFFICIAL COPY



Doc# 2018957007 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/07/2020 11:04 AM PG: 1 OF 4

ILLINOIS DEED IN TRUST

PURSUANT TO 760 ILCS 3/
ILLINOIS TRUST CODE

PROPERTY IDENTIFICATION NUMBER:

- 29-03-405-001-0000
- 29-03-405-002-0000
- 29-03-405-003-0000
- 29-03-405-004-0000

COMMONLY REFERRED TO ADDRESS:

97 PAXTON AVENUE
DOLTON, IL. 60419
THORNTON TWP

ILLINOIS DEED IN TRUST PURSUANT TO 760 ILCS 3/ET SEQ. ILLINOIS TRUST CODE

NOW COMES THE GRANTOR:

GRANTOR: ROGERS DEVELOPMENT GROUP, LLC

(an ILLINOIS LIMITED LIABILITY COMPANY)

of 97 PAXTON AVENUE, DOLTON, IL 60419, COOK COUNTY, THORNTON TOWNSHIP

For and in CONSIDERATION of TEN DOLLARS AND 00/100 (\$10.00) and NO OTHER VALUE IN HAND PAID, DO NOW CONVEY AND WARRANT on this FIRST DAY OF MAY IN THE YEAR 2020 to the following GRANTEE for which this DEED & FUTURE TAX BILL SHOULD BE MAILED TO:

GRANTEE: THE 97 PAXTON AVENUE REVOCABLE TRUST

DATED MAY 1ST, 2020, OF 97 PAXTON AVENUE, DOLTON, IL. 60419

THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT:

COMMONLY REFERRED TO ADDRESS: 97 PAXTON AVENUE, DOLTON, ILLINOIS 60419

PROPERTY INDEX NUMBERS: 29-03-405-001-0000 | 29-03-405-002-0000 | 29-03-405-003-0000 |

29-03-405-004-0000 | **LEGAL DESCRIPTION:** SEE ATTACHED

THIS INSTRUMENT WAS PREPARED BY: THE LOOMARTEE LAW GROUP,

LOCATED AT 625 E 170TH ST, UNIT 2 EAST, SOUTH HOLLAND, IL 60473



THE LAW OFFICES OF
MARIO A. REED
The Education Enquirer

UNOFFICIAL COPY

ILLINOIS DEED IN TRUST PURSUANT TO §760 ILCS 3/ET SEQ. ILLINOIS TRUST CODE ACT PAGE 2

FURTHERMORE, THIS DEED IN TRUST CONVEYS ALL INTEREST IN FEE SIMPLE, AS TO THE 100% OWNERSHIP STAKE OWNED BY ROGERS DEVELOPMENT GROUP, LLC. ACQUIRED ON AUGUST 17TH, 2015 BY THE WARRANTY DEED WITH THE DOCUMENT NUMBER: 1522946049.

Finally, the **GRANTOR: ROGERS DEVELOPMENT GROUP, LLC (AN ILLINOIS LIMITED LIABILITY COMPANY)** does now hereby **WAIVE & RELEASE ALL RIGHTS** and by VIRTUE OF THE HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS to the GRANTEE LISTED ABOVE, SPECIFICALLY, THE 97 PAXTON AVENUE REVOCABLE TRUST, DATED MAY 1ST, 2020, LOCATED AT 97 PAXTON AVENUE, DOLTON, IL 60419 in FEE SIMPLE. Also, this DEED IN TRUST PURSUANT TO §760 ILCS 3/ET SEQ is **EXEMPT OF ALL REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT OF §35 ILCS 200/31-45(e) (Conveyance for LESS than \$100)** and the corresponding COOK COUNTY & VILLAGE OF DOLTON provisions of the REAL ESTATE TRANSFER TAX ORDINANCES.

Rogers Development Group, LLC

May 1, 2020

GRANTOR: ROGERS DEVELOPMENT GROUP, LLC · OWNER OF RECORD

FRIDAY, MAY 1ST, 2020

NOTARY VERIFICATION SECTION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



THE LAW OFFICES OF MARIO A. REED
The Education Esquire

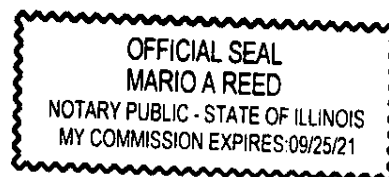
www.lawofficeofmarioareed.com

I, MARIO A. REED, ESQ., A NOTARY PUBLIC in the STATE OF ILLINOIS and the COUNTY OF COOK do hereby swear and affirm that the representative for ROGERS DEVELOPMENT GROUP, LLC appeared before me on the below listed date and affixed her/his signature to the foregoing DEED IN TRUST under her/his own free and voluntary act while free from any undue influence.

PLEASE STAMP NOTARY STAMP OR SEAL BELOW:

[Signature] *May 1st 2020*

SIGNATURE & DATE NOTARIZED ABOVE:



UNOFFICIAL COPY

ILLINOIS DEED IN TRUST PURSUANT TO §760 ILCS 3/ET SEQ. ILLINOIS TRUST CODE ACT PAGE 3

ATTACHED CERTIFIED LEGAL DESCRIPTION

KAREN A. YARBROUGH

CLERK OF COOK COUNTY

COUNTY OF COOK MAP DEPARTMENT

Date Certified: May 20th, 2020

THIS CERTIFIES THAT THE PERMANENT REAL INDEX NUMBERS KNOWN AS THE FOLLOWING:

29-03-405-001-0000
29-03-405-002-0000
29-03-405-003-0000
29-03-405-004-0000

BEAR THE FOLLOWING LEGAL DESCRIPTION, AS CERTIFIED BY THE COOK COUNTY CLERK

LOTS ONE (1), TWO (2), THREE (3), AND FOUR (4) ALONG WITH THE NORTH HALF (1/2) OF THE EAST/WEST ALLEY LYING SOUTH AND ADJOINING SAID LOTS ONE (1), TWO (2), THREE (3), AND FOUR (4) IN BLOCK SIX (6) IN CALUMET PARK SUBDIVISION OF PART OF LOTS SIXTEEN (16) AND SEVENTEEN (17) IN THE COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN THE EAST HALF (1/2) OF SECTION THREE (3) TOWNSHIP THIRTY-SIX (36), NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Certified Legal Desc. Fee:

\$10.00

Karen A. Yarbrough
COOK COUNTY CLERK

May 20, 2020

DATE (TA)

ILLINOIS, COOK COUNTY & DOLTON MUNICIPAL TRANSFER TAX STAMPS

VILLAGE OF DOLTON
 WATER/REAL PROPERTY TRANSFER TAX No. 23150
 ADDRESS 14 97 Parkin
 ISSUED 01/23/20 EXPIRED 7/23/20
 AMT. 85
 TYPE Deed in Trust *off*
 VILLAGE COMPTROLLER

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: ROGERS DEVELOPMENT GROUP, LLC

The AUTHORIZED AGENT FOR THE GRANTOR, ROGERS DEVELOPMENT GROUP, LLC, now affirms that to the best of her/his knowledge, the GRANTEE, THE 97 PAXTON AVENUE REVOCABLE TRUST DATED FRIDAY, MAY 1ST, 2020 shown on the foregoing DEED IN TRUST is authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

Rogers Development Group, LLC
GRANTOR SIGNATURE ABOVE: AGENT FOR ROGERS DEVELOPMENT GROUP, LLC

May 1, 2020
FRIDAY, MAY 1ST, 2020:

GRANTOR NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, MARIO A. REED, ESQ., A NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that the AUTHORIZED AGENT FOR ROGERS DEVELOPMENT GROUP, LLC did appear before me on the ABOVE-REFERENCED DATE, and affixed her/his signature to the above STATEMENT BY GRANTOR under her/his own free and voluntary act, while free from any undue influence.

AFFIX NOTARY STAMP BELOW:

Mario A. Reed



NOTARY PUBLIC SIGNATURE ABOVE:

GRANTEE SECTION: THE 97 PAXTON AVENUE REVOCABLE TRUST DATED FRIDAY, MAY 1ST, 2020

The AUTHORIZED AGENT FOR THE GRANTEE, THE 97 PAXTON AVENUE REVOCABLE TRUST DATED FRIDAY, MAY 1ST, 2020 does now hereby swear that to the best of her/his knowledge the GRANTEE, THE 97 PAXTON AVENUE REVOCABLE TRUST DATED FRIDAY, MAY 1ST, 2020 shown on the foregoing DEED IN TRUST is authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

Marvin A. Reed
GRANTEE SIGNATURE ABOVE: AGENT FOR THE 97 PAXTON AVENUE REVOCABLE TRUST DATED MAY 1ST, 2020

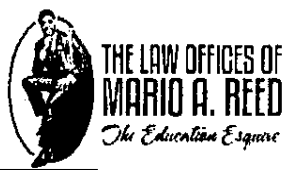
May 1, 2020
FRIDAY, MAY 1ST, 2020:

GRANTEE NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, MARIO A. REED, ESQ., THE BELOW SIGNING NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that the AUTHORIZED AGENT OF THE 97 PAXTON AVENUE REVOCABLE TRUST DATED FRIDAY, MAY 1ST, 2020 did appear before me on the ABOVE-REFERENCED DATE, and affixed her/his respective signature to the above STATEMENT BY GRANTEE under her/his own free and voluntary act, while free from any undue influence.

AFFIX NOTARY STAMP BELOW:

Mario A. Reed



NOTARY PUBLIC SIGNATURE ABOVE:

CRIMINAL LIABILITY NOTICE:

PURSUANT TO §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 A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

ATTACH THIS GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE TO THE QUITCLAIM DEED TO BE RECORDED IN COOK COUNTY, ILLINOIS BECAUSE THE FOREGOING WARRANTY DEED IS EXEMPT UNDER THE PROVISIONS OF THE ILLINOIS REAL ESTATE TRANSFER ACT §35 ILCS 200/ART. 31.