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2026157053

ILLINOIS DEED IN TRUST

PURSUANT TO 760 ILCS 3/

ILLINOIS TRUST CODE

PROPERTY IDENTIFICATION NUMBER:

29-24-100-019-1066

COMMONLY REFERRED TO ADDRESS:

300 PARK AVENUE #442

CALUMET CITY, ILLINOIS 60409

THORNTON TOWNSHIP

Doc# 2026157053 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/17/2020 02:20 PM PG: 1 OF 4

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

NOW COMES THE GRANTOR:

GRANTOR: MS. ZULANE D. FUNCHES (a SINGLE WOMAN)

of 300 PARK AVE., #442 CALUMET CITY, IL 60409, COOK COUNTY, in THORNTON TWP

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 13TH DAY OF AUGUST IN THE YEAR 2020 to the following GRANTEE for which this DEED & FUTURE TAX BILL SHOULD BE MAILED TO:

GRANTEE: THE 300 PARK AVE. #442 REVOCABLE LIVING TRUST

DATED JULY 20TH, 2020, OF 300 PARK AVE., #442 CALUMET CITY, IL. 60409

THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT:

COMMONLY REFERRED TO ADDRESS: 300 PARK AVE., #442 CALUMET CITY, IL. 60409

PROPERTY INDEX NUMBER: 29-24-100-019-1066 | 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

PAGE 1 OF 4 including GGA



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire


www.lawofficesomfarioareed.com

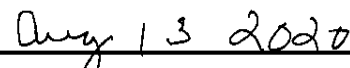
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ILLINOIS DEED IN TRUST PURSUANT TO §760 ILCS 3/ET SEQ. ILLINOIS TRUST CODE ACT PAGE 2

FURTHERMORE, THIS DEED IN TRUST CONVEYS ALL INTEREST IN FEE SIMPLE, AS TO THE 100% OWNERSHIP STAKE OWNED BY MS. ZULANE D. FUNCHES ACQUIRED ON MARCH 4TH, 2005 BY THE WARRANTY DEED WITH THE DOCUMENT NUMBER: 0506311177.

Finally, the **GRANTOR: MS. ZULANE D. FUNCHES (A SINGLE WOMAN)** 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 300 PARK AVE. #442 REVOCABLE LIVING TRUST, DATED JULY 20TH, 2020, LOCATED AT 300 PARK AVENUE, #442 in CALUMET CITY, ILLINOIS 60409 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 & CITY OF CALUMET CITY** provisions of the **REAL ESTATE TRANSFER TAX ORDINANCES**.


GRANTOR: MS. ZULANE D. FUNCHES - OWNER OF RECORD


THURS., AUGUST 13TH, 2020

NOTARY VERIFICATION SECTION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



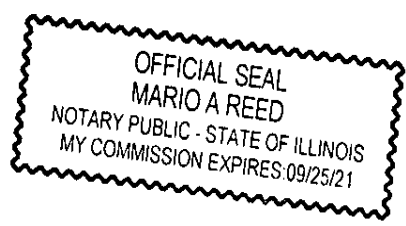
THE LAW OFFICES OF MARIO A. REED
The Education Esquire

www.lawofficesofmarioareed.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 **MS. ZULANE D. FUNCHES** appeared before me on **AUGUST 13TH, 2020** and affixed her signature to the foregoing **DEED IN TRUST** under her own free and voluntary act while free from any undue influence.

PLEASE STAMP NOTARY SEAL OR SEAL BELOW:


SIGNATURE & DATE NOTARIZED ABOVE:



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

ATTACHED LEGAL DESCRIPTION

UNIT FOUR-HUNDRED-FORTY-TWO (442), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE PARK OF RIVER OAKS CONDOMINIUM NO. 1-B, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 21857542, IN THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ILLINOIS, COOK COUNTY & CALUMET CITY MUNICIPAL TRANSFER TAX STAMPS

REAL ESTATE TRANSFER TAX



61000 8-31-2020

Calumet City • City of Homes *S. J. Kempf*

REAL ESTATE TRANSFER TAX

17-Sep-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

29-24-100-019-1066

20200901682091 | 0-955-860-448

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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: MS. ZULANE D. FUNCHES

The GRANTOR, MS. ZULANE D. FUNCHES, now affirms that to the best of her knowledge, the GRANTEE, THE 300 PARK AVE. #442 REVOCABLE LIVING TRUST DATED JULY 20TH, 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.

Zulane D Funches
GRANTOR SIGNATURE ABOVE: MS. ZULANE D. FUNCHES

Aug 13 2020
THURSDAY, AUGUST 13TH, 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 MS. ZULANE D. FUNCHES did appear before me on AUGUST 13TH, 2020, and affixed her signature to the above STATEMENT BY GRANTOR under her 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 300 PARK AVE. #442 REVOCABLE LIVING TRUST DATED JULY 20TH, 2020

The TRUSTEE FOR THE GRANTEE, THE 300 PARK AVE. #442 REVOCABLE LIVING TRUST DATED JULY 20TH, 2020 does now hereby swear that to the best of her/his knowledge the GRANTEE, THE 300 PARK AVE. #442 REVOCABLE LIVING TRUST DATED JULY 20TH, 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.

Brian A. Chubert
GRANTEE SIGNATURE ABOVE: TRUSTEE FOR THE 300 PARK AVE. #442
REVOCABLE LIVING TRUST DATED JULY 20TH, 2020

August 13, 2020
THURSDAY, AUGUST 13TH, 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 TRUSTEE OF THE 300 PARK AVE. #442 REVOCABLE LIVING TRUST DATED JULY 20TH, 2020 did appear before me on AUGUST 17TH, 2020, 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.