

UNOFFICIAL COPY

Doc#: 2028421109 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/12/2020 01:57 PM Pg: 1 of 4

Dec ID 20200701641020

DEED IN TRUST

In consideration of Ten Dollars in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Harriet Barron, an unmarried woman**

("Grantor"), whose mailing address is **1442 Sunset, Chicago Heights, IL 60411**, hereby transfers, conveys and warrants to **Harriet E. Barron**, as Trustee of an unrecorded trust known as the Harriet E. Barron Trust under Agreement dated June 10, 2020, whose mailing address is 1442 Sunset, Chicago Heights, IL 60411 (collectively referred to as "Grantee"). Grantor's entire interest in real estate described in Exhibit "A" attached hereto and made a part hereof, together with all rights and appurtenances in any manner appertaining or belonging to said real estate ("the property").

TO HAVE AND TO HOLD the property with the appurtenances upon the trusts and for the uses and purposes herein and in said Trust Agreements set forth.

Full power and authority is hereby granted to the Trustee to improve the property or any part thereof, to contract to sell, to grant options to purchase, to lease, to sell on any terms and to convey such property or any part thereof.

Full power and authority is hereby granted to the Trustee to manage and protect the property, to convey the property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust of all of the title, estate, powers, and authorities vested in the Trustee, to mortgage, pledge or otherwise encumber such property, or any part thereof, to partition or to exchange said property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said property or any part thereof, and to deal with said property and every part thereof in all other ways and for such considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with the Trustee in relation to said property, or to whom said property or any 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 said property, 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 said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee in relation to said 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 by this Deed in Trust and by the Trust Agreement was in full force and effects (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed in Trust and in the Trust Agreement and binding upon all beneficiaries thereunder; (c) that the Trustee was duly authorized and empowered to

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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 fully vested with all title, estate, rights, powers, authorities, duties and obligations of the original Trustee.

Tamika Hill is named as successor Trustee. If she is unable to act, Mary F. Morehead is named as Trustee.

IN WITNESS WHEREOF, the Grantor has executed and delivered (and Grantee has received and accepted) this Deed in Trust on June 10, 2020.

Grantor: Harriet E. Barron
Harriet E. Barron

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **HARRIET E. BARRON**, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and being duly sworn by me on oath acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 10th day of June, 2020.

[Handwritten Signature]
Notary Public

SEAL



EXEMPTION APPROVED

[Handwritten Signature]
CITY CLERK
CITY OF CHICAGO HEIGHTS

7-24-20
[Handwritten Initials]

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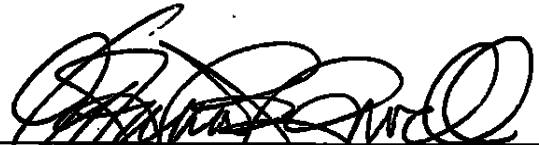
EXHIBIT A

LOT 2 IN GARCIA'S RESUBDIVISION OF THE SOUTH 1/2 OF LOT 18 IN THE HILL TOP COMPANY'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND OF THE WEST 25 ACRES OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 32-19-304-⁰³⁴~~024~~-0000
Address: 1442 Sunset, Chicago Heights, Illinois 60411

This transaction is EXEMPT from transfer tax under the provisions of paragraph (e), Section 4 of the Real Estate Transfer Tax Act.

June 10, 2020


Agent for Grantors and Grantees

This Deed was prepared by
and after recording mail to:

Tiffanie B. Powell & Associates, P.C.
Attn: Tiffanie B. Powell
4747 Lincoln Mall Drive, Suite 200
Matteson, IL 60443
(708) 252-3760

Address of Property:

1442 Sunset
Chicago Heights, Illinois 60411

Send subsequent tax bills to:

Harriet E. Barron
1442 Sunset
Chicago Heights, Illinois 60411

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STATEMENT BY GRANTOR AND GRANTEE

The grantor(s) or his agent affirms that, to the best of his knowledge, the name of the grantee(s) shown on the deed or assignment of beneficial interest 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 June 10, 2020

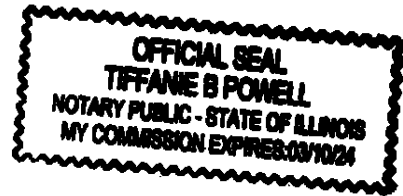
Signature: Harriet E. Baron
Grantor or Agent

Subscribed and sworn to before me

By the said Grantor(s)

This 10th day of June, 2020

Notary Public



The grantee(s) or his agent affirms and verifies that the name of the grantee(s) shown on the deed or assignment of beneficial interest 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 June 10, 2020

Signature: Harriet E. Baron
Grantee or Agent

Subscribed and sworn to before me

By the said Grantee(s)

This 10th day of June, 2020

Notary Public



Note: 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 the subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)