

UNOFFICIAL COPY

Doc#: 2031308279 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/10/2020 02:39 PM Pg: 1 of 3

QUIT CLAIM TRUSTEE'S DEED

Dec ID 20200901687829
ST/CO Stamp 0-111-164-896
City Stamp 0-993-222-112

THIS INDENTURE, made this 4th day of September 2020, between BETTY L. CROSS, as Trustee, under the terms and provisions of a certain Trust Agreement dated the 6TH day of May, 2009 and designated as the 7637 S. PHILLIPS TRUST, State of Illinois, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to CHARLES V. CROSS, JR., a single man, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED RIDER

TO HAVE AND TO HOLD said real estate appurtenances there to.

Subject, however, to general taxes for the year of 2019 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Permanent Real Estate Index Number: 21-30-308-010-0000
Address of Real Estate: 7637 S. Phillips, Chicago, IL 60620

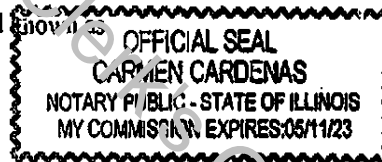
IN WITNESS WHEREOF, the Grantor, as aforesaid, hereunto set her hand and seal the day and year first above written.

Betty L. Cross (SEAL)

BETTY L. CROSS, as Trustee under Trust Agreement dated May 6, 2009 and known as The 7637 S. Phillips Trust

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

EXEMPT UNDER PROVISIONS
OF PARAGRAPH E, SECTION 4,
REAL ESTATE TRANSFER ACT.
AGENT MMH
DATE 9-4-20



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BETTY L. CROSS, as aforesaid, 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 acknowledged that she signed, sealed and delivered the said instrument as 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 official seal, this 4th day of SEPTEMBER, 2020.

Carmen Cardenas
NOTARY PUBLIC

This Instrument was prepared by: GERARD D. HADERLEIN, 3413 North Paulina, Chicago, IL 60657.

MAIL TO:
CHARLES V. CROSS JR
7637 S. Phillips
Chicago IL 60620

SEND SUBSEQUENT TAX BILLS TO:
Charles V Cross Jr.
7637 S. Phillips
Chicago IL 60620

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 25, IN BLOCK 6 IN SOUTH SHORE PARK, BEING A SUBDIVISION OF THE WEST ¼ OF THE SOUTHWEST ¼ (EXCEPT STREETS) OF SECTION 30, TOWNSHIP 38 NORTH RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS 7637 S. PHILLIPS TRUST, CHICAGO, IL 60620

P.I.N. 21-30-308-010-0000

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee 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 September 4, 2020

Signature: Gerard P. Haderlein
Grantor or Agent

Subscribed and sworn to before me
by the said GERARD P. HADERLEIN
this 4th day of September, 2020
Notary Public [Signature]

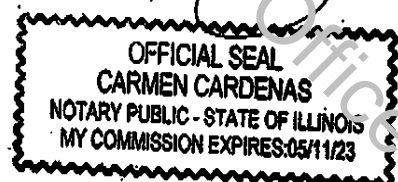


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated September 4, 2020

Signature: Gerard P. Haderlein
Grantee or Agent

Subscribed and sworn to before me
by the said GERARD P. HADERLEIN
this 4th day of September, 2020
Notary Public [Signature]



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 subsequent offenses.

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