

UNOFFICIAL COPY

Doc#: 2035141012 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/16/2020 09:38 AM Pg: 1 of 4

Dec ID 20201001636885
ST/CO Stamp 1-319-070-688
City Stamp 1-937-488-864

20-31397
WARRANTY DEED
Individual to Trust

Grantors, JAMES-JONATHAN HUGH RANK and CHRISTINA KATE MYERS, husband and wife, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, CONVEY and WARRANT to JAMES-JONATHAN HUGH RANK and CHRISTINA KATE MYERS, not personally, but as co-trustees of the JAMES-JONATHAN HUGH RANK AND CHRISTINA KATE MYERS JOINT TENANCY TRUST DATED OCTOBER 1, 2020, or their successor or successors in trust, the following real estate in the County of Cook, State of Illinois, to wit:

See Attached Legal Description

Parcel Identification Number: 14-07-324-043-1008
Commonly known as: 2051 W. Ainslie #2W, Chicago, Illinois 60625

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 it.

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 200/31-45(e) of the Real Estate Transfer Act.

Date: 12/16/2020 By: Christina C. Heghe, as agent

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LEGAL DESCRIPTION

UNIT NUMBER 2051-2 IN 2049 AINSLIE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 45 AND 46 IN BLOCK 3 IN CULVER'S PARK BEING E.H. GAMMON'S SUBDIVISION OF THE SOUTH EAST ¼ OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25087938 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Parcel Identification Number: 14-07-324-043-1008

Commonly known as: 2051 W. Ainslie #2W, Chicago, Illinois 60625

Property of Cook County Clerk's Office

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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

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE 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, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another 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: 10 21 2020

SIGNATURE: Ann P. Heggie
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

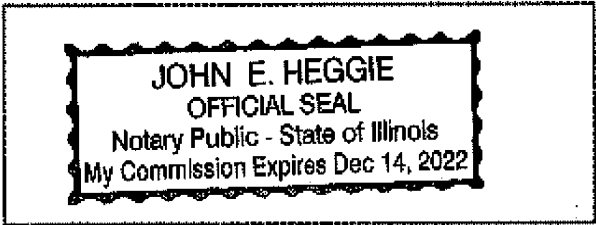
Subscribed and sworn to before me, Name of Notary Public;

By the said (Name of Grantor): Ann P. Heggie

On this date of: 10 21 2020

NOTARY SIGNATURE: John E. Heggie

John E. Heggie
AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE 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, 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: 10 21 2020

SIGNATURE: Ann P. Heggie
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public;

By the said (Name of Grantee): Ann P. Heggie

On this date of: 10 21 2020

NOTARY SIGNATURE: John E. Heggie

John E. Heggie
AFFIX NOTARY STAMP BELOW



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 DEED or ABI to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)