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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

O-31397
WARRANTY DEED
Individual to Trust

Grantors, JAMES-JONATHAN I UGH 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 JAN(F3-JONATHAN HUGH RANK AND CHRISTINA KATE MYERS JOINT TENANCY TRUST DATEL O TOBER 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 Lega (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 successo's 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 obtiled 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.

DEBLIPADORY: Chrul. Heghe, as agent

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Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that trustee was duly authorized and empowered to 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 are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

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Executed at Nort	mordok, ka <i>ny</i> dis un un c <u> </u>	1 day 01 00 00 00 00 00 00 00 00 00 00 00 00
	C	form Rowh
	0	JAMES-JONATHAN HUGH RANK, Grantor
	¥	CHPISTINA KATE MYERS, Grantor
The undersigned	hereby accepts legal titl	e to the aforementioned property as trustee of the JAMES
JONATHAN HUGH KA	ANK AND CHRISTIN	a kate myers joint tenancy trust datei
OCTOBER 1, 2020.		for 1 Canh
		JAMES-JONATHAN HUGH RANK, Co-Trustee
		CHRISTINA KATE MYERS, Co-Trustee
STATE OF ILLINOIS)	TS
	ss:	
COUNTY OF COOK)	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, conify that JAMES-JONATHAN HUGH RANK and CHRISTINA KATE MYERS, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Prepared by and Mail To: The Wochner Law Firm 707 Skokie Blvd., Suite 500 Northbrook, IL 60062 JOHN E. HEGGIE
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires Dec 14, 2022
Chicago, Illinois 60625

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LEGAL DESCRIPTION

UNIT NUMBER 2051-2 IN 2049 AINSLIE CONDOMINIUM AS DELINEATED ON A SRUVEY 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 SOYTH EAST 1/4 OF THE SOUTHWEST 1/4 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

Ainslie

Ox

County

Clarks

Ox

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

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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 <u>GRANTOR</u> or her/his agent, affirms that, to the best of her/his knowledge, the name of the <u>GRANTEE</u> 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.

corporation of loroigh corporation darking the acceptance as	
partnership authorized to do business or acquire and hold title t	o 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. SIGNATURE: MM (- Heggy)
DATED: 1, 20	ORANTORE. OF ACTION AGENT
GRANTOR NOTARY SECTION: We below section is to be completed it	w the NOTARY who witnesses the Creation signature.
Subscribed and sworn to be on me, Name of Notary Public	1 h w / 1 - 1 / 1 / 1
By the said (Name of Grantor): Will (Hege)	AFFIX NOTARY STAMP BELOW
On this date of: 1 1, 20 10 NOTARY SIGNATURE: 1 1, 20 10	JOHN E. HEGGIE OFFICIAL SEAL OFFICIAL SEAL OFFICIAL SEAL
norm ordinary.	Notary Public - State of Illinois My Commission Expires Dec 14, 2022
GRANTEE SECTION	
The GRANTEE or her/his agent affirms and verifies that the na	/ A.
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The <u>GRANTEE</u> or her/his agent affirms and verifies that the name of the <u>GRANTEE</u> shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinoi's corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnr. sn'o 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.

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