

UNOFFICIAL COPY

ILLINOIS DEED IN TRUST

PURSUANT TO 760 ILCS 3/

ILLINOIS TRUST CODE

PROPERTY IDENTIFICATION NUMBER:

20-22-306-035-0000

COMMONLY REFERRED TO ADDRESS:

6842 S. WABASH AVE.

CHICAGO, ILLINOIS 60637

HYDE PARK TOWNSHIP



2101322031

Doc# 2101322031 Fee \$88.00

HSP FEE:\$9.00 RPRF FEE: \$1.00

MAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/13/2021 11:55 AM PG: 1 OF 4

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

NOW COMES THE GRANTOR:

GRANTOR: RAPHA RENTALS LLC (AN ILLINOIS LLC)

of 8233 S. LANGLEY AVENUE, CHICAGO, ILLINOIS 60619, COOK COUNTY, in LAKE 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 6TH DAY OF JULY IN THE YEAR 2020 to the following GRANTEE for which this DEED & FUTURE TAX BILLS SHOULD BE MAILED TO:

GRANTEE: 6842 S. WABASH AVENUE REVOCABLE LIVING TRUST

DATED JUNE 22ND, 2020, OF 6842 S. WABASH AVENUE, IN CHICAGO, ILLINOIS 60637

THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT:

COMMONLY REFERRED TO ADDRESS: 6842 S. WABASH AVE., CHICAGO, ILLINOIS 60637

PROPERTY INDEX NUMBER: 20-22-306-035-0000 | 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 RAPHA RENTALS LLC ACQUIRED ON MARCH 4TH, 2020 BY THE WARRANTY DEED WITH THE DOCUMENT NUMBER: 2006413050.

Finally, the **GRANTOR: RAPHA RENTALS LLC (AN ILLINOIS LLC)** 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, 6842 S. WABASH AVENUE REVOCABLE LIVING TRUST, DATED JUNE 22ND, 2020, LOCATED AT 6842 S. WABASH AVENUE, CHICAGO, ILLINOIS 60637 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 §25 ILCS 200/31-45(e) (Conveyance for LESS than \$100)** and the corresponding **COOK COUNTY & CITY OF CHICAGO** provisions of the REAL ESTATE TRANSFER TAX ORDINANCES.

[Handwritten Signature]

GRANTOR/AUTHORIZED AGENT FOR RAPHA RENTALS LLC- OWNER OF RECORD

July 6, 2020

MONDAY, JULY 6TH, 2020

NOTARY VERIFICATION SECTION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

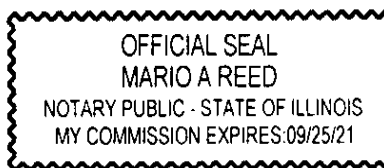


THE LAW OFFICES OF MARIO A. REED
The Education Esquire

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 the authorized agent for **RAPHA RENTALS LLC** appeared before me on **JULY 6TH, 2020** and affixed their signature to the foregoing **DEED IN TRUST** under their own free and voluntary act while free from any undue influence.

PLEASE STAMP NOTARY STAMP OR SEAL BELOW:



[Handwritten Signature]

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 CERTIFIED LEGAL DESCRIPTION

KAREN A. YARBROUGH **CLERK OF COOK COUNTY**
COUNTY OF COOK MAP DEPARTMENT

Date March 3rd, 2020

THIS CERTIFIES THAT THE PERMANENT REAL INDEX NUMBER KNOWN AS THE FOLLOWING:

20-22-306-035-0000

BEARS THE FOLLOWING LEGAL DESCRIPTION, AS CERTIFIED BY THE COOK COUNTY CLERK

THE SOUTH HALF (1/2) OF LOT NINE (9) IN BLOCK FOUR (4) IN NORTH LANCASTER
SUBDIVISION OF THE WEST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF
SECTION TWENTY-TWO (22) TOWNSHIP THIRTY-NINE (39) NORTH, RANGE FOURTEEN
(14) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Certified Legal Desc. Fee:

\$10.00

Karen A. Yarbrough ll, 3-3-20

 COOK COUNTY CLERK DATE

ILLINOIS, COOK COUNTY & CHICAGO MUNICIPAL TRANSFER TAX STAMPS

REAL ESTATE TRANSFER TAX

13-Jan-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-22-306-035-0000 | 20201101651402 | 1-282-344-976

REAL ESTATE TRANSFER TAX

06-Nov-2020



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-22-306-035-0000 | 20201101651402 | 1-209-060-320

* Total does not include any applicable penalty or interest due

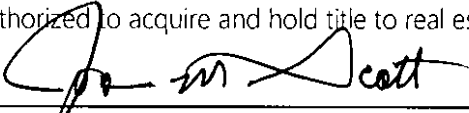
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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from CH. 34, par. 3-5020)

GRANTOR SECTION: RAPHA RENTALS LLC

The authorized agent for the GRANTOR, RAPHA RENTALS LLC, now affirms that to the best of their knowledge, the GRANTEE, 6842 S. WABASH AVENUE REVOCABLE LIVING TRUST DATED JUNE 22ND, 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.



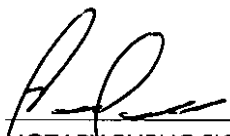
GRANTOR SIGNATURE ABOVE: RAPHA RENTALS LLC

July 6, 2020

MONDAY, JULY 6TH, 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 the authorized agent for RAPHA RENTALS LLC did appear before me on JULY 6TH, 2020, and affixed their signature to the above STATEMENT BY GRANTOR under their own free and voluntary act, while free from any undue influence.

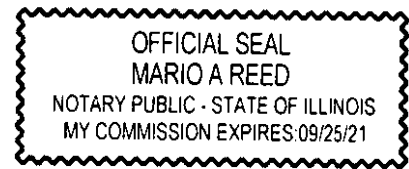


NOTARY PUBLIC SIGNATURE ABOVE:



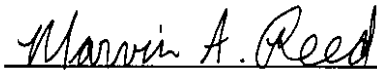
THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

AFFIX NOTARY STAMP BELOW:



GRANTEE SECTION: 6842 S. WABASH AVENUE REVOCABLE LIVING TRUST DATED JUNE 22ND, 2020

The AUTHORIZED AGENT FOR THE GRANTEE, 6842 S. WABASH AVENUE REVOCABLE LIVING TRUST DATED JUNE 22ND, 2020 does now hereby swear that to the best of her/his knowledge, the GRANTEE, 6842 S. WABASH AVENUE REVOCABLE LIVING TRUST DATED JUNE 22ND, 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.




GRANTEE SIGNATURE ABOVE: AGENT FOR THE 6842 S. WABASH AVENUE REVOCABLE LIVING TRUST DATED JUNE 22ND, 2020

July 6, 2020

MONDAY, JULY 6TH, 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 AUTHORIZED AGENT OF THE 6842 S. WABASH AVENUE REVOCABLE LIVING TRUST DATED JUNE 22ND, 2020 did appear before me on JULY 6TH, 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.

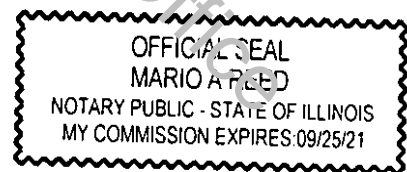


NOTARY PUBLIC SIGNATURE ABOVE:



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

AFFIX NOTARY STAMP BELOW:



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.

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