

UNOFFICIAL COPY

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Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2021 12:28 PM Pg: 1 of 4

Dec ID 20210101603650
ST/CO Stamp 0-683-786-256

21-31432

WARRANTY DEED
Individual to Trust

Grantor, ELIZABETH R. KENNEDY, a single person, of 17830 Tipton Avenue, Homewood, IL 60430 for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, CONVEYS and WARRANTS to ELIZABETH R. KENNEDY, not personally, but as trustee of the ELIZABETH R. KENNEDY TRUST AGREEMENT DATED DECEMBER 1, 2020, or her 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: 29-31-121-010-0000; 29-31-121-011-0000; 29-31-121-012-0000
Commonly known as: 17830 Tipton Avenue, Homewood, IL 60430

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: 1/4/30/2021 By: [Signature] as agent

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Legal Description

LOT 3 AND THE SOUTH ½ OF LOT 2 IN BLOCK 1 IN TIPTON GREEN, A SUBDIVISION OF THE EAST 660 ½ FEET OF THE WEST 1321 FEET OF THE SOUTH 530.6 FEET OF THE NORTHWEST ¼ (EXCEPT THE NORTH 30 FEET AND THE SOUTH 15 FEET OF SAID TRACT) OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known as: 17830 Tipton Avenue, Homewood, IL 60430

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: 12 | 30 | 2020

SIGNATURE: [Signature]
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:

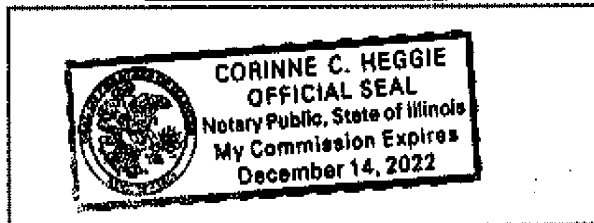
By the said (Name of Grantor): Agent John E. Heggie

On this date of: 12 | 30 | 2020

NOTARY SIGNATURE: [Signature]

[Signature]
CORINNE C. 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: 12 | 30 | 2020

SIGNATURE: [Signature]
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): Agent John E. Heggie

On this date of: 12 | 30 | 2020

NOTARY SIGNATURE: [Signature]

[Signature]
CORINNE C. 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)