Doc#. 2103320323 Fee: \$98.00

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 NATED 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 I sal Description

Parcel Identification Number: 29-31-121-010-000; 29-31-121-011-0000; 29-31-121-012-0000 Commonly known as: 17830 Tipton Avenue, Hamewood, 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 a specessors 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 teel 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: 1430/200 By:

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 late est of each beneficiary under the trust agreement and of all persons claiming under them or any of them small be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other deposition 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, carnings, avails, and proceeds thereof.

Executed at North Flo Lillinois on the JD day of <u>Becerve 2020</u>.

The undersigned hereby accepts legal title to the aforementioned property as trustee of the ELIZABETH R. KENNEDY TRUST AGREEMENT PATED DECEMBER 1, 2020.

ELIZABETH R. KENNEDY, Trustee

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

therein set forth.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that ELIZABETH R. KENNEDY, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes

Given under my hand and notarial seal this 20 day of 100. , 2020

Notary Public Circultees Addre

Prepared by and Mail To: The Wochner Law Firm 707 Skokie Blvd., Suite 500 Northbrook, IL 60062 Send Tax Bills To: Elizabeth R. Kennedy, grantce 17830 Tipton Avenue

Homewood, IL 60430



Legal Description

LOT 3 AND THE SOUTH 1/2 OF LOT 2 IN BLOCK 1 IN TIPTON GREEN, A SUBDIVISION OF THE EAST 660 1/2 FEET OF THE WEST 1321 FEET OF THE SOUTH 530.6 FEET OF THE NORTHWEST 1/4 (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



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 portporchip authorized to do business or ecquire and hold title to real estate in Illinois, or another entity recognized

bartiletailb annoused to do prairiess of schalle and upon the to tear	Catalo in manora, or direction 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: 17 30 1, 20 70 SIG	NATURE: ////////////////////////////////////
	CHANTOR OF AGENT
GRANTOR NOTARY SECTION: The below section is to be completed by the N	OTARY who witnesses the GRANTOR signature.
Subscribed and sworn to be on me, Name of Notary Public:	Covinno a Higger
By the said (Neme of Seathbr): JMAF Hegg 1-0	AFFIX NOTARY STAMP BELOW
On this date of: 12 30 , 20 x 2	CORINNE C. HEGGIE OFFICIAL SEAL
NOTARY SIGNATURE: (MMC, High)	Notary Public, State of illinois My Commission Expires December 14, 2022
(1	The second secon

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.

SIGNATURE:

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who with

Subscribed and swom to before me, Name of Notary Public:

By the said (Name of

On this date of:

NOTARY SIGNATU

AFFIX NOTARY STAMP BEL



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)