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2103522061

Doc# 2103522061 Fee \$88.00

This document was prepared
by and after recording mail to:

Luke Harriman, Esq.
Much Shelist, P.C.
191 North Wacker Drive
Suite 1800
Chicago, Illinois 60606

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/04/2021 02:46 PM PG: 1 OF 3

WARRANTY DEED IN TRUST

The Grantor, **Karen Hansen**, a widow, and **Jillian Leigh Hansen-Lewis**, a single woman, for and in consideration of ten and 00/100ths dollars in hand paid, convey and warrant to Grantees:

Karen M. Hansen, as Trustee of the **Karen M. Hansen Revocable Trust dated June 19, 2020**, as now or hereafter amended, and unto all and every successor or successors in trust, of 2020 N Lincoln Park W, #34C, Chicago, Illinois 60614, as to an undivided 66.64% interest, and

Jillian Leigh Hansen-Lewis, a single woman, of 3644 W. Shakespeare Avenue, Chicago, Illinois 60647, as to an undivided 33.36% interest,

as **Tenants in Common**, the following described real estate situated in the County of Cook and State of Illinois, to wit:

LOT 30 IN FARGO'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 5 IN HAMBLETON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

THIS IS NOT HOMESTEAD PROPERTY OF KAREN HANSEN OR HER DECEASED SPOUSE.

PIN: 13-35-120-028-0000


Common Address: 3644 W. Shakespeare Avenue, Chicago, Illinois 60647

Exempt under provisions of Par. E, Sec. 200/31-45, Real Estate Transfer Tax Act.

1/8/2021
Date

[Signature]
Agent

Dated this 31 day of December, 2020.



REAL ESTATE TRANSFER TAX		04-Feb-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-35-120-028-0000 | 20210101610804 | 0-642-552-848

* Total does not include any applicable penalty or interest due.

[Signature: Karen Hansen]
Karen Hansen

[Signature: Jillian Leigh Hansen-Lewis]
Jillian Leigh Hansen-Lewis

REAL ESTATE TRANSFER TAX		04-Feb-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-35-120-028-0000 | 20210101610804 | 1-609-208-848

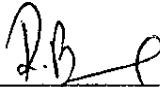
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State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Karen Hansen, a married woman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

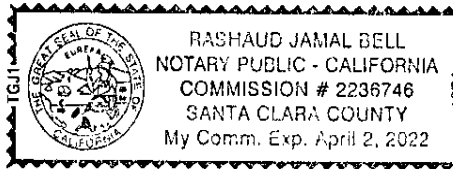
Given under my hand and official seal this 31 day of Dec, 2020.

SEAL



Notary Public

Property of Cook County Clerk's Office




State of Illinois)
) SS.
County of Cook)

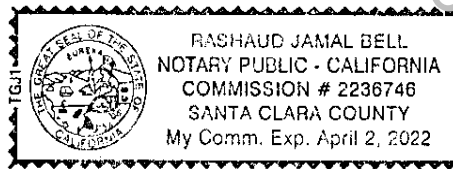
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that Jillian Leigh Hansen-Lewis, a single woman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 31 day of Dec, 2020.

SEAL



Notary Public



Send subsequent tax bills to:

Karen M. Hansen, Trustee
2020 N Lincoln Park W, 34C
Chicago, Illinois 60611

3945 Harrison St,
UNIT 4
OAKLAND, CA 94611

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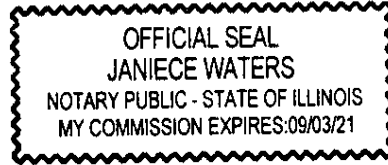
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or their agent affirms that, to the best of their knowledge, the name of the Grantee shown on the deed or Assignment of Beneficial Interest 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 title to real estate under the laws of the State of Illinois.

Dated: January 8, 2021 Signature: ZZ

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID
this 8 day of JANUARY, 2021

Janiece Waters
NOTARY PUBLIC

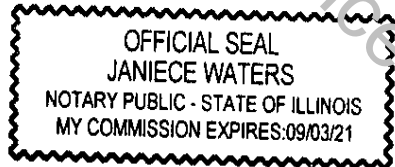


The Grantee or their agent affirms that, to the best of their knowledge, the name of the Grantee shown on the deed or Assignment of Beneficial Interest in a land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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 title to real estate under the laws of the State of Illinois.

Dated: January 8, 2021 Signature: ZZ

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID
this 8 day of JANUARY, 2021

Janiece Waters
NOTARY PUBLIC



Note: 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 offense.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)