

# UNOFFICIAL COPY

**WARRANTY DEED IN TRUST  
PAGE 1 OF 2**

Doc#: 2103920353 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/08/2021 03:29 PM Pg: 1 of 4

Dec ID 20200901692126

THE GRANTOR, JENNIFER REED, AN UNMARRIED WOMAN,

of the City of CALUMET CITY, County of COOK, State of ILLINOIS, for consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to grantee, JENNIFER REED, TRUSTEE OF THE JENNIFER REED LIVING TRUST, DATED SEPTEMBER 8, 2020, AND ANY AMENDMENTS THERETO, all interest in the following described real estate in the County of COOK, State of ILLINOIS, together with all tangible personal property permanently or regularly located at and used in and about said premises, to wit:

*SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION*

The premises commonly known as: 430 S. Yates Av., Calumet City, IL 60409

Permanent Index Number (PIN): 29-12-227-013-0000

*Exempt under provisions of Section 4, Paragraph (e) of the Real Estate Transfer Tax Act.*

9-8-20  
DATE  SIGNED

*The legal description contained on this document was not independently verified through title research or a title insurance company, per the request of the Client, and is based solely upon the last recorded deed or other documentation provided by the Client.*

IN WITNESS HEREOF, the grantor aforesaid has hereunto set her hand on September 8, 2020.

**REAL ESTATE TRANSFER TAX**

61110 QD  
9/24/2020  
  
Calumet City • City of Homes \$ 

  
JENNIFER REED

**HEATHER E. VOORN  
OFFICIAL SEAL  
Notary Public - State of Illinois  
My Commission Expires Jul 12, 2023**

State of Illinois )  
                                  ) ss.  
County of Cook    )

**THIS DOCUMENT PREPARED**

**BY:**  
HEATHER E. VOORN, ESQ.  
DELANEY DELANEY & VOORN, LTD.  
14524 JOHN HUMPHREY DRIVE.  
ORLAND PARK, IL 60462  
(708) 675-7144

Subscribed and sworn to before me this 8<sup>TH</sup> DAY OF SEPTEMBER, 2020.

  
Notary Public, Employed by Delaney Delaney & Voorn, Ltd.

**UNOFFICIAL COPY****PAGE 2 OF 2**

SUBJECT TO the express conditions subsequent that (1) if the Trustee becomes unwilling or unable to act, the instrument appoints a successor trustee, (2) any successor Trustee, without any conveyance, transfer or order of court, shall have all of the right and title of the Trustee and all of the rights, powers, authorities and discretions of the Trustee, and (3) any person dealing with any successor Trustee may, without liability and without inquiring into the terms of the instrument described above, rely upon the written certification of the successor Trustee that the successor Trustee has become successor Trustee, and (4) any person dealing with any Trustee (a) shall not be obligated to (i) see to the application of any money paid or property delivered to the Trustee or (ii) inquire into the terms of the instrument or the necessity or expediency of any act of the Trustee, and (b) may rely upon the written certification of the Trustee that the Trustee has the power and authority to sell, mortgage, or lease said premises or otherwise act as stated in the written certification.

The Trustees, which term shall refer to the Trustees originally named or to any successor Trustee(s), subject to the conditions aforesaid, shall have and hold said premises upon the trusts and for the uses and purposes set forth in the instrument.

Property of Cook County Clerk's Office

**MAIL TO:**

HEATHER E. VOORN, ESQ.  
 DELANEY DELANEY & VOORN, LTD.  
 14524 JOHN HUMPHREY DRIVE  
 ORLAND PARK, IL 60462

**SEND SUBSEQUENT TAX BILLS TO:**


JENNIFER REED  
 430 S. YATES AV.  
 CALUMET CITY, IL 60409

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## STATEMENT BY GRANTOR AND GRANTEE

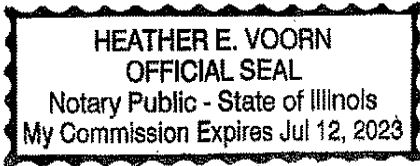
The grantors or their agent affirms that, to the best of their knowledge, the name or the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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 September 8, 2020

Signature: 

SUBSCRIBED AND SWORN TO BEFORE ME:

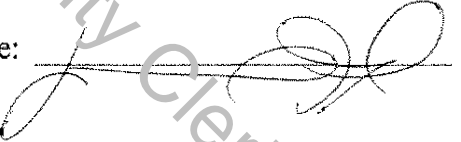
This 8th day of September, 2020.



  
NOTARY PUBLIC, Employed by Delaney Delaney & Voorn, Ltd.

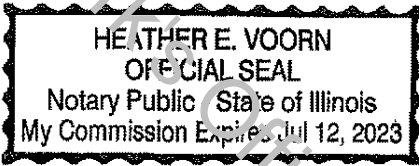
The grantees or their agent affirms that, to the best of their knowledge, the name or the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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.

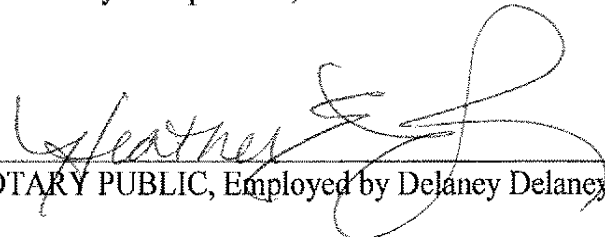
Dated September 8, 2020

Signature: 

SUBSCRIBED AND SWORN TO BEFORE ME:

This 8th day of September, 2020.



  
NOTARY PUBLIC, Employed by Delaney Delaney & Voorn, Ltd.

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 offenses.

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Exhibit "A"  
Legal Description

LOT 2 IN BLOCK 1 IN SIBLEY BOULEVARD ADDITION TO CALUMET CITY, A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ IN SECTION 12, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The premises commonly known as: 430 S. Yates Av., Calumet City, IL 60409

Permanent Index Number (PIN): 29-12-227-013-0000

Property of Cook County Clerk's Office