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Warranty Deed in Trust (Individual to Trustee)

This Document Was Prepared By:
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When Recorded Return To:
Maria M. L. Schwartz, Esq.
Levin Schreder & Carey Ltd.
120 N. LaSalle Street, 38th Floor
Chicago, IL 60602

SEND TAX NOTICES TO:
Matthew Polakow, Trustee
3937 N. Hamlin Ave.
Chicago, Illinois 60618



Doc# 2106319022 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/04/2021 10:33 AM PG: 1 OF 3

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

THE GRANTOR, MATTHEW L. POLAKOW, as a single person, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby CONVEY and WARRANT to MATTHEW POLAKOW, of 3937 N. Hamlin Avenue, Chicago, Illinois 60618, not individually but solely as Trustee of the MATTHEW POLAKOW REVOCABLE TRUST, dated December 13, 2019, GRANTEE, the following described Real Estate situated in the County of Cook and State of Illinois to wit: (See page 2 for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: (See page 2 for subject to).

PERMANENT REAL ESTATE INDEX NUMBER(S): 13-23-103-010-0000

ADDRESS(ES) OF REAL ESTATE: 3937 N. Hamlin Avenue, Chicago, Illinois 60618

DATED this 3 day of February, 2020.

 (SEAL)
Matthew Polakow

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for such County, in the State aforesaid, DO HEREBY CERTIFY that Matthew Polakow, 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 he signed, sealed and delivered such instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 3 day of February, 2020.

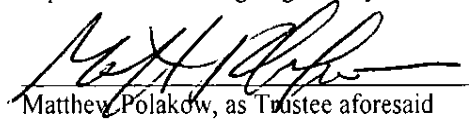
Commission expires: 12/22, 2022


 (SEAL)
NOTARY PUBLIC



TRUSTEE ACCEPTANCE

The undersigned, pursuant to 760 ILCS 5/6.5, hereby acknowledges acceptance of the foregoing conveyance for and on behalf of the GRANTEE.



 (SEAL)
Matthew Polakow, as Trustee aforesaid

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

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

13-23-103-010-0000 | 20210201648670 | 1-169-644-560

* Total does not include any applicable penalty or interest due

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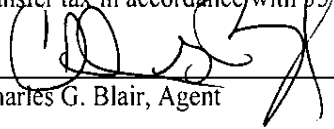
Legal Description

Of premises commonly known as: 3937 N. Hamlin Avenue, Chicago, Illinois 60618

LOTS 13 AND 14 IN BLOCK 5 IN MASON'S SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ (EXCEPT RAILROAD) OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record; building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; acts done by or suffered through Grantees; and general real estate taxes not yet due and payable at the time of closing.

The conveyance of this property is exempt from the imposition of transfer tax in accordance with 65 ILCS 200/31-45(e).



Charles G. Blair, Agent

Date 02/03/2020

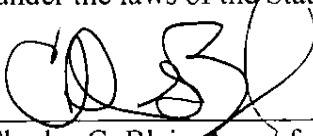
Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

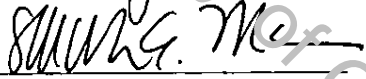
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: February 3, 2020.

Signature: 
Charles G. Blair, Agent for Grantor

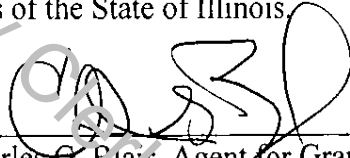
Subscribed and sworn to before me
this 3 day of February, 2020.



Notary Public 

The grantee or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Dated: February 3, 2020.

Signature: 
Charles G. Blair, Agent for Grantee

Subscribed and sworn to before me
this 3 day of February, 2020.



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 offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)
526020.1