

UNOFFICIAL COPY

This instrument prepared by, and after recording, please return to:

Harrison & Held, LLP
333 West Wacker Drive, Suite 1700
Chicago, Illinois 60606
Attn: Mary-Ann Wilson

Send Subsequent Tax Bills to:
Jacqueline Taylor
4517 N. Beacon, Unit 1
Chicago, Illinois 60640

Commonly known as:
4517 N. Beacon, Unit 1
Chicago, Illinois 60640

Property Index Number:
14-17-116-024-1001



Doc# 2107557004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/16/2021 09:34 AM PG: 1 OF 5

DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Jacqueline Taylor, of 4517 N. Beacon, Unit 1, Chicago, Illinois 60640, for and in consideration of the sum of Ten Dollars and No/100ths (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, CONVEYS and WARRANTS unto Jacqueline Taylor, not individually but as Trustee of the Jacqueline Taylor Trust dated March 11, 2021 (hereinafter referred to as the "Trust Agreement"), of 4517 N. Beacon, Unit 1, Chicago, Illinois 60640, and unto all and every successor or successors in trust under the trust agreement, all interest in the real estate situated in the County of Cook in the State of Illinois (the "Property") legally described as follows:

UNIT NUMBER 1 IN THE 4517 BEACON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE NORTH 37 1/2 FEET OF LOT 184 IN SHERIDAN DRIVE SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 14, 2002 AS DOCUMENT NUMBER 0020669061; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

REAL ESTATE TRANSFER TAX

15-Mar-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-17-116-024-1001 | 20210301665686 | 1-818-667-536

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

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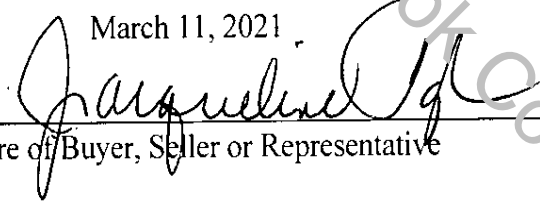
Street Address of Property: 4517 N. Beacon, Unit 1, Chicago, Illinois 60640
PIN: 14-17-116-024-1001

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E,
SECTION 31-45 REAL ESTATE TRANSFER TAX LAW

DATE: March 11, 2021

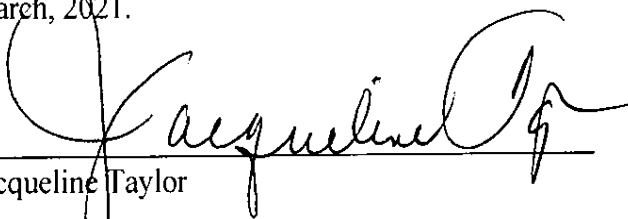


Signature of Buyer, Seller or Representative

Permanent Index No: 14-17-116-024-1001
Common Address: 4517 N. Beacon, Unit 1, Chicago, Illinois 60640

And said GRANTOR hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the GRANTOR, has hereunto set her hand and seal this 11th day of March, 2021.

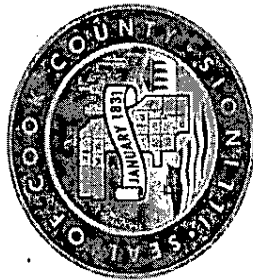


Jacqueline Taylor

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REAL ESTATE TRANSFER TAX

16-Mar-2021



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

14-17-116-024-1001

20210301665686

1-915-644-432

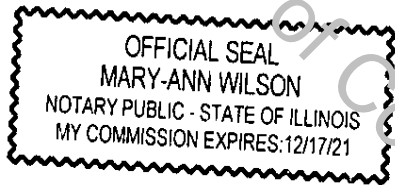
Property of Cook County Clerk's Office

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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, do hereby certify that JACQUELINE TAYLOR, personally known to me to be the same person who executed the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary acts, for the uses and purposes therein set forth.

Given under my hand and official seal this 11th day of March, 2021.



Mary-Ann Wilson

Notary Public

My Commission Expires: 12-17-21

This instrument was prepared by Mary-Ann Wilson, Esq., Harrison & Held, LLP, 333 West Wacker Drive, Suite 1700, Chicago, Illinois 60606, without the benefit of a title examination. The property description was furnished by the parties herein, and the attorney preparing this deed does not certify the accuracy of it.

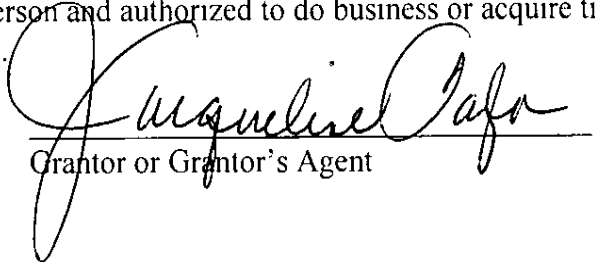
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her 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: March 11, 2021

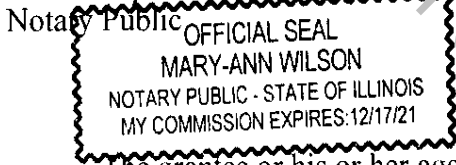
Signed:



Grantor or Grantor's Agent

Subscribed and Sworn to before me on this 11th day of March, 2021

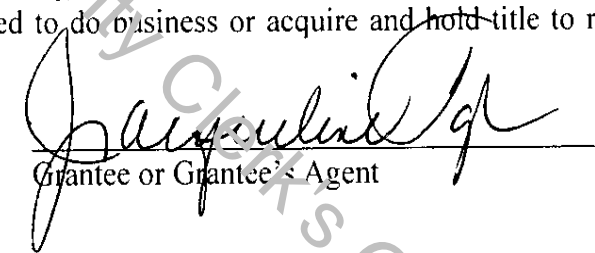




The grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

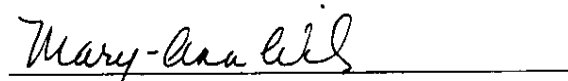
Dated: March 11, 2021

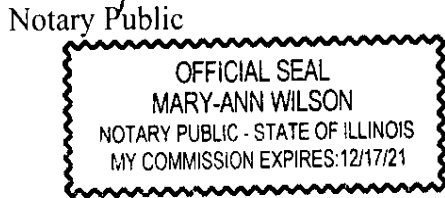
Signed:



Grantee or Grantee's Agent

Subscribed and Sworn to before me on this 11th day of March, 2021





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.