



2107822044D

**WARRANTY DEED IN TRUST
EXEMPT TRANSACTION**

Doc# 2107822044 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/19/2021 03:30 PM PG: 1 OF 3

THIS INDENTURE WITNESSETH, that the Grantor, KATHLEEN A. NEVITT, a single person, of the Village of Oak Park, County of Cook and State of Illinois, for and in consideration of Ten (\$10.00) and no/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto myself, KATHLEEN A. NEVITT, as Trustee under the provisions of a Trust Agreement; known as the KATHLEEN A. NEVITT TRUST, the following described real estate in the County of Cook, and State of Illinois to wit:

LEGAL DESCRIPTION: THE NORTH 50 FEET OF THE SOUTH 150 FEET OF LOT 2 IN BLOCK 9 IN JOHN J. JOHNSON JR.'S ADDITION TO AUSTIN, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.T.I.N. 16-05-323-007-0000

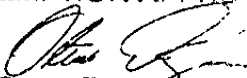
Commonly known as: 524 N. Harvey Avenue, Oak Park, IL 60302

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage and protect said premises or any part thereof, to contract to sell, to grant options to purchase, to sell on any terms, to convey with consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said 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 in this indenture and in said Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said Trustee is 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 its, his or their predecessor in trust.

EXEMPTION APPROVAL


Steven E. Dražner, CFO
Village of Oak Park

UNOFFICIAL COPY

The interest of each and every beneficiary hereunder and of all persons claiming under them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the 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.

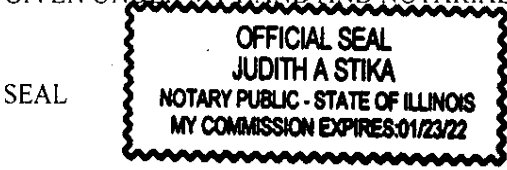
IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his hand and seal this 25th day of February, 2021.

Kathleen A. Nevitt
KATHLEEN A. NEVITT

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 KATHLEEN A. NEVITT, 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, sealed and delivered the said instrument as her 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 NOTARIAL SEAL this 25th day of February, 2021.



Judith A. Stika
Notary Public

This transfer is exempt pursuant to Chapter 120, Section 1004(e) of the Illinois Revised Statutes.

Paul J. Maganzini

Dated this 25 day of Feb, 2021

Grantees' address and mail tax bills to:

PREPARED BY & RETURN TO:
Paul J. Maganzini, Esq.
1011 Lake St., Suite 216, Oak Park, IL 60301
(708) 524-1900

Kathleen A. Nevitt, Trustee
524 N. Harvey
Oak Park, IL 60302

EXEMPTION APPROVED

Steven E. Drazier
Steven E. Drazier, CFO
Village of Oak Park

REAL ESTATE TRANSFER TAX		19-Mar-2021
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
16-05-323-007-0000 20210201646217 1-943-351-824		

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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 assignment of beneficial interest in land trust is either a natural person, and 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 2/25, 2021 Signature: Kathleen A. Murt
Grantor or Agent

Subscribed and sworn to before me by the said GRANTOR this 25th day of FEBRUARY, 2021.

Judith A. Stika
NOTARY PUBLIC

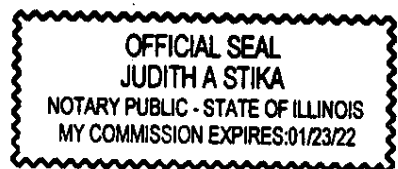


The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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

Date 2/25, 2021 Signature: Kathleen A. Murt
Grantee or Agent

Subscribed and sworn to before me by the said GRANTEE this 25th day of FEBRUARY, 2021.

Judith A. Stika
NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)

EXEMPTION APPROVED

Steven E. Drazner
Steven E. Drazner, CFO
Village of Oak Park