

# UNOFFICIAL COPY

Doc#: 2108428210 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/25/2021 04:01 PM Pg: 1 of 4

## WARRANTY DEED IN TRUST

Dec ID 20210201642611

City Stamp 1-100-962-832

THIS INDENTURE WITNESSETH, that the **GRANTOR, Kourtney Vahle**, married to Brooks Ralston, of the City of Chicago, in the County of Cook, and State of Illinois, for and in consideration of \$10.00 in hand paid, conveys and warrants unto **Kourtney Vahle as Trustee of the Vahle Living Trust U/A/D February 9, 2021, GRANTEE**, whose address is 2118 N. Albany Avenue, Chicago, County of Cook, Illinois 60647, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 9 IN BLOCK 1 IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**SUBJECT TO:** covenants, conditions, and restrictions of record; real estate taxes not yet due and payable; any mortgage currently of record given by Kourtney Vahle.

Permanent Index Number: 13-36-113-038-0000

Address of Real Estate: 2118 N. Albany Avenue, Chicago, Illinois 60647

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 trustees to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without 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 in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at

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any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey, or assign any right, title, or interest in or about or easement appurtenant to said premises or any part thereof, 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 other case shall any party dealing with said trustees 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 trustees, be obliged to see to the application of any purchase money, rent, 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 trustees, 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 trustees 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 trustees were 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.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of 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.

In Witness Whereof, the grantor aforesaid does hereunto set her hand this November 13, 2020.

  
 \_\_\_\_\_  
 Kourtney Vahle, Grantor

  
 \_\_\_\_\_  
 Brooks Ralston, her spouse

Exempt under the provisions of paragraph E, Section 31-45, Real Estate Transfer Act.

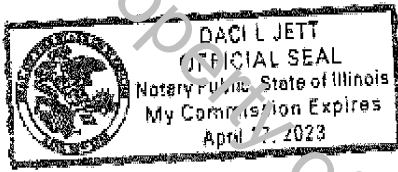
  
 \_\_\_\_\_  
 Kourtney Vahle

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STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

I, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Kourtney Valte and Brooks Ralston, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this February 9, 2021.



Daci L. Jett, Notary Public  
My commission expires: April 17, 2023

Prepared By and Mail To:

Daci L. Jett  
Daci Jett Law, LLC.  
708 Church Street, Ste 239,  
Evanston, Illinois 60201

Name and Address of Taxpayer / Address of Property:

Kourtney Valte  
2118 N. Albany Avenue,  
Chicago, Illinois 60647

**REAL ESTATE TRANSFER TAX**

09-Mar-2021



<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

13-36-113-038-0000 | 20210201642611 | 1-100-962-832

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

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## STATEMENT BY GRANTOR AND GRANTEES

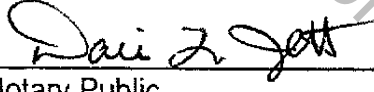
Kourtney Vahle

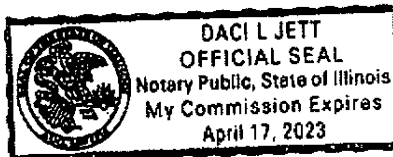
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: February 9, 2021

Signature of Grantor or Agent:   
Kourtney Vahle

Subscribed and sworn to before me this February 9, 2021.

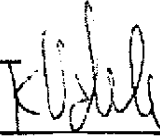
  
Notary Public



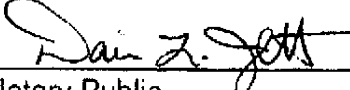
Vahle Living Trust

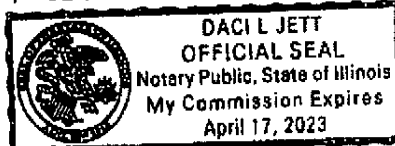
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: February 9, 2021

Signature of Grantee or Agent:   
Kourtney Vahle, Trustee

Subscribed and sworn to before me this February 9, 2021.

  
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.]