

# UNOFFICIAL COPY

**This instrument prepared by:**

Paul S. Motin  
DiMonte & Lizak, LLC  
216 W. Higgins Road  
Park Ridge, IL 60068



Doc# 2113746084 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/17/2021 02:17 PM PG: 1 OF 4

**Mail future tax bills to:**

William and Catherine Cherwin,  
Trustees  
3705 N. Oleander Avenue  
Chicago, Illinois 60634

**Mail this recorded instrument to:**

Paul S. Motin  
DiMonte & Lizak, LLC  
216 W. Higgins Road  
Park Ridge, IL 60068

## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantors, **WILLIAM F. CHERWIN** and **CATHERINE E. CHERWIN**, husband and wife, of 3705 N. Oleander Avenue, Chicago, Illinois 60634, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant unto **WILLIAM F. CHERWIN AND CATHERINE E. CHERWIN, AS TRUSTEES OF THE WILLIAM AND CATHERINE CHERWIN JOINT TENANCY TRUST, DATED DECEMBER 15, 2020**, of 3705 N. Oleander Avenue, Chicago, Illinois 60634, Grantee, of which William F. Cherwin and Catherine E. Cherwin, husband and wife, are the primary beneficiaries, the said beneficial interest to be held in TENANTS BY THE ENTIRETY, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 25 IN BLOCK 3 IN SAWIAK AND COMPANY'S FIRST ADDITION TO ADDISON HEIGHTS, A SUBDIVISION OF PART OF LOT 2 IN THE ASSESSOR'S DIVISION OF THE EAST 1/2 OF FRACTIONAL SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Permanent Index Number(s): 12-24-218-022-0000**

**Property Address: 3705 N. Oleander Avenue, Chicago, Illinois 60634**

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantors, either in law or equity of, in and to the above described premises;

**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.

And Grantors, for themselves, and their successors, do covenant, promise and agree to and with Grantee, its successors and assigns, that Grantors have not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that they **WARRANT AND FOREVER DEFEND** the premises against all persons lawfully claiming, or to claim the same, by, through or under it.

COOK COUNTY CLERK'S OFFICE  
12-24-218-022-0000



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Full power and authority is hereby granted to said Trustee 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 re-subdivide 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, to pledge or otherwise to 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 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 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 was 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, her, or their predecessor in trust.

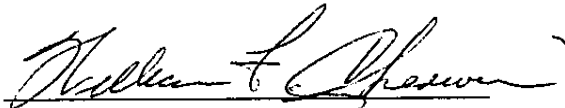
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary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

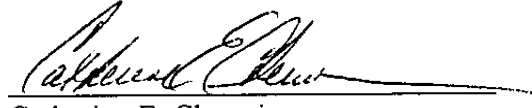
And the said Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

REAL ESTATE TRANSFER TAX		26-Apr-2021
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
12-24-218-022-0000		20210201641595   0-951-115-280

# UNOFFICIAL COPY

In Witness Whereof, the Grantors aforesaid have hereunto set their hands and seals this 15<sup>th</sup> day of December, 2020

  
William F. Cherwin

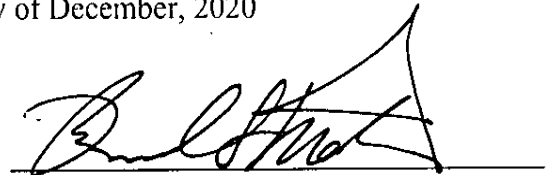
  
Catherine E. Cherwin

STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF COOK            )

The undersigned, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that William F. Cherwin and Catherine E. Cherwin, personally known to me to be the same 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 15<sup>th</sup> day of December, 2020

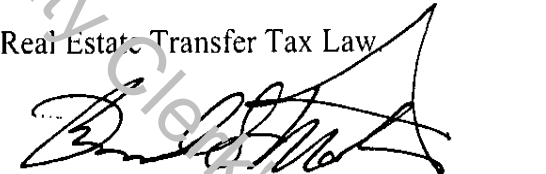



  
Notary Public

My commission expires: 6/17/2023

Exempt under provisions of Paragraph (e), Section 31-45, Real Estate Transfer Tax Law

12/15/2020  
Date

  
Representative

REAL ESTATE TRANSFER TAX		12-Mar-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

12-24-218-022-0000 | 20210201641595 | 1-814-950-416

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

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 12 | 31 | 2020

SIGNATURE: *[Signature]*  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

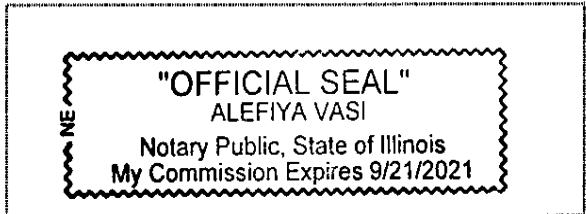
Subscribed and sworn to before me, Name of Notary Public:  
WILLIAM F. CHERWIN and  
By the said (Name of Grantor): CATHERINE E. CHERWIN

Alefiya Vasi

On this date of: 12 | 31 | 2020

NOTARY SIGNATURE: *Alefiya Vasi*

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 12 | 31 | 2020

SIGNATURE: *[Signature]*  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

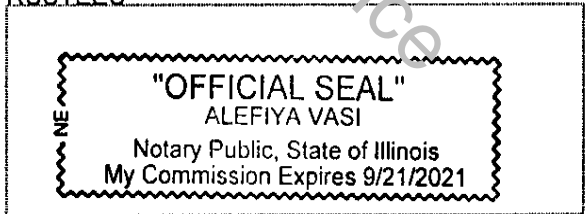
Subscribed and sworn to before me, Name of Notary Public:  
WILLIAM F. CHERWIN AND  
By the said (Name of Grantee): CATHERINE E. CHERWIN, AS TRUSTEES OF \*\*

Alefiya Vasi

On this date of: 12 | 31 | 2020

NOTARY SIGNATURE: *Alefiya Vasi*

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

rev. on 10.17.2016

\*\* THE WILLIAM AND CATHERINE CHERWIN JOINT TENANCY TRUST, DATED DECEMBER 15, 2020