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ILLINOIS DEED IN TRUST

PURSUANT TO 760 ILCS 3/

ILLINOIS TRUST CODE

PROPERTY IDENTIFICATION NUMBER:

25-09-309-080-0000

COMMONLY REFERRED TO ADDRESS:

10030 S. UNION AVENUE

CHICAGO, IL 60628

LAKE TOWNSHIP



Doc# 2122422002 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/12/2021 10:52 AM PG: 1 OF 4

ILLINOIS DEED IN TRUST PURSUANT TO 760 ILCS 3/ET SEQ. ILLINOIS TRUST CODE

NOW COMES THE GRANTOR

GRANTOR: MS. CORDELIA COMER (an UNMARRIED WOMAN)

of 10030 S. UNION AVENUE, CHICAGO, IL 60628, COOK COUNTY, in LAKE TOWNSHIP

For and in CONSIDERATION of TEN DOLLARS AND 00/100 (\$10.00) and NO OTHER VALUE IN HAND PAID, DO NOW CONVEY AND WARRANT on this 25TH DAY OF JUNE IN THE YEAR 2021 to the following GRANTEE for which this DEED & FUTURE TAX BILL SHOULD BE MAILED TO:

GRANTEE: THE 10030 S. UNION AVE. REVOCABLE LIVING TRUST

DATED JUNE 15TH, 2021, OF 10030 S. UNION AVE., CHICAGO, ILLINOIS 60628

THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT:

COMMONLY REFERRED TO ADDRESS: 10030 S. UNION AVE., CHICAGO, ILLINOIS 60628

PROPERTY INDEX NUMBER: 25-09-309-080-0000 | LEGAL DESCRIPTION: SEE ATTACHED

THIS INSTRUMENT WAS PREPARED BY: THE LOOMARTEE LAW GROUP

LOCATED AT 625 E 170TH ST, UNIT 2 EAST, SOUTH HOLLAND, IL 60473



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

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ILLINOIS DEED IN TRUST PURSUANT TO §760 ILCS 3/ET SEQ. ILLINOIS TRUST CODE ACT PAGE 2

FURTHERMORE, THIS DEED IN TRUST CONVEYS ALL INTEREST IN FEE SIMPLE, AS TO THE 100% OWNERSHIP STAKE OWNED BY MS. CORDELIA COMER ACQUIRED ON MAY 17TH, 1996 BY THE TRUSTEE'S DEED WITH THE DOCUMENT NUMBER: 96374577.

Finally, the **GRANTOR: MS. CORDELIA COMER (AN UNMARRIED WOMAN)** does now hereby **WAIVE & RELEASE ALL RIGHTS** and by **VIRTUE OF THE HOMESTEAD EXEMPTION LAWS** of the STATE OF ILLINOIS to the **GRANTEE LISTED ABOVE, SPECIFICALLY, THE 10030 S. UNION AVE. REVOCABLE LIVING TRUST, DATED JUNE 15TH, 2021, LOCATED AT 10030 SOUTH UNION AVENUE, CHICAGO, ILLINOIS 60628** in **FEE SIMPLE**. Also, this **DEED IN TRUST PURSUANT TO §760 ILCS 3/ET SEQ** is **EXEMPT OF ALL REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT OF §35 ILCS 200/31-45(e) (Conveyance for LESS than \$100)** and the corresponding **COOK COUNTY & CITY OF CHICAGO** provisions of the **REAL ESTATE TRANSFER TAX ORDINANCES**.

Ms Cordelia Comer

6-15-2021

GRANTOR: MS. CORDELIA COMER - OWNER OF RECORD

FRIDAY, JUNE 15TH, 2021

NOTARY VERIFICATION SECTION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



THE LAW OFFICES OF MARIO A. REED
The Education Esquire

www.lawofficesofmarioareed.com

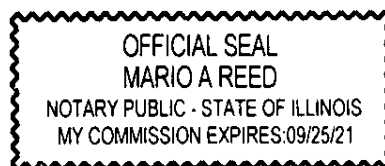
I, **MARIO A. REED, ESQ.**, A NOTARY PUBLIC in the **STATE OF ILLINOIS** and the **COUNTY OF COOK** do hereby swear and affirm that **MS. CORDELIA COMER** appeared before me on **the below listed date** and affixed her signature to the foregoing **DEED IN TRUST** under her own free and voluntary act while free from any undue influence.

PLEASE STAMP NOTARY SEAL OR SEAL BELOW:

[Signature]

SIGNATURE & DATE NOTARIZED ABOVE:

PAGE 2 OF 4 including GGA



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ILLINOIS DEED IN TRUST PURSUANT TO §760 ILCS 3/ET SEQ. ILLINOIS TRUST CODE ACT PAGE 3

ATTACHED LEGAL DESCRIPTION

LOT THIRTEEN (13) AND THE NORTH THIRTEEN (13) FEET OF LOT FOURTEEN (14) IN BLOCK TWENTY-SIX (26) IN EAST WASHINGTON HEIGHTS, SUBDIVISION OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) AND SOUTHWEST QUARTER (1/4) OF SECTION NINE (9), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ILLINOIS, COOK COUNTY & CHICAGO MUNICIPAL TRANSFER TAX STAMPS**REAL ESTATE TRANSFER TAX**

12-Aug-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

25-09-309-080-0000 | 20210801633639 | 1-175-013-136

REAL ESTATE TRANSFER TAX

12-Aug-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-09-309-080-0000 | 20210801633639 | 1-462-200-080

* 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: MS. CORDELIA COMER

The GRANTOR, MS. CORDELIA COMER, now affirms that to the best of her knowledge, the GRANTEE, THE 10030 S. UNION AVE. REVOCABLE LIVING TRUST DATED JUNE 15TH, 2021 shown on the foregoing DEED IN TRUST is authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

Ms Cordelia Comer

GRANTOR SIGNATURE ABOVE: MS. CORDELIA COMER

6-15-2021

FRIDAY, JUNE 15TH, 2021:

GRANTOR NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, MARIO A. REED, ESQ., A NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that MS. CORDELIA COMER did appear before me on the ABOVE-REFERENCED DATE, and affixed her signature to the above STATEMENT BY GRANTOR under her own free and voluntary act, while free from any undue influence.

[Signature]

NOTARY-PUBLIC SIGNATURE ABOVE:



AFFIX NOTARY STAMP BELOW:



GRANTEE SECTION: THE 10030 S. UNION AVE. REVOCABLE LIVING TRUST DATED JUNE 15TH, 2021

The AUTHORIZED AGENT FOR THE GRANTEE, THE 10030 S. UNION AVE. REVOCABLE LIVING TRUST DATED JUNE 15TH, 2021 does now hereby swear that to the best of her/his knowledge the GRANTEE, THE 10030 S. UNION AVE. REVOCABLE LIVING TRUST DATED JUNE 15TH, 2021 shown on the foregoing DEED IN TRUST is authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

Mario A. Reed

GRANTEE SIGNATURE ABOVE: AGENT FOR THE 10030 S. UNION AVE. REVOCABLE LIVING TRUST DATED JUNE 15TH, 2021

6-15-2021

FRIDAY, JUNE 15TH, 2021:

GRANTEE NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, MARIO A. REED, ESQ., THE BELOW SIGNING NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that the AUTHORIZED AGENT OF THE 10030 S. UNION AVE. REVOCABLE LIVING TRUST DATED JUNE 15TH, 2021 did appear before me on the ABOVE-REFERENCED DATE, and affixed her/his respective signature to the above STATEMENT BY GRANTEE under her/his own free and voluntary act, while free from any undue influence.

[Signature]

NOTARY PUBLIC SIGNATURE ABOVE:



AFFIX NOTARY STAMP BELOW:



CRIMINAL LIABILITY NOTICE:

PURSUANT TO §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 A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

ATTACH THIS GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE TO THE QUITCLAIM DEED TO BE RECORDED IN COOK COUNTY, ILLINOIS BECAUSE THE FOREGOING WARRANTY DEED IS EXEMPT UNDER THE PROVISIONS OF THE ILLINOIS REAL ESTATE TRANSFER ACT §35 ILCS 200/ART. 31.