

UNOFFICIAL COPY

ILLINOIS DEED IN TRUST

PURSUANT TO 760 ILCS 3/

ILLINOIS TRUST CODE

PROPERTY IDENTIFICATION NUMBER:

**29-15-211-021-0000**

COMMONLY REFERRED TO ADDRESS:

**676 EAST 155TH STREET  
SOUTH HOLLAND, IL. 60473  
THORNTON TWP**



\*2135015007D\*

Doc# 2135015007 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/16/2021 10:11 AM PG: 1 OF 5

ILLINOIS TRUSTEE'S DEED PURSUANT TO §760 ILCS 3/ET SEQ. ILLINOIS TRUST CODE

NOW COMES THE GRANTOR BASED ON 100% OWNERSHIP (DOC #2127122026):

GRANTOR: THE 676 E. 155TH ST. REVOCABLE LIVING TRUST DATED AUGUST 14TH, 2021  
of 676 E. 155TH ST., SOUTH HOLLAND, ILLINOIS 60473, COOK COUNTY, in THORNTON TWP

For and in CONSIDERATION of TEN DOLLARS AND 00/100 (\$10.00) and NO OTHER VALUE IN  
HAND PAID, DOES NOW CONVEY AND WARRANT on this 7TH DAY OF DECEMBER IN THE YEAR  
2021 to the following GRANTEE for which this DEED & FUTURE TAX BILL SHOULD BE MAILED TO:

GRANTEE: THE NOW ACTING CO-TRUSTEES, AND ANY AND ALL SUCCESSOR  
TRUSTEES OF THE 676 E. 155TH ST. MEDICAID QUALIFYING  
IRREVOCABLE LIVING TRUST DATED OCTOBER 10TH, 2021 NOW OF  
OF 676 EAST 155TH STREET., SOUTH HOLLAND, ILLINOIS 60473

THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT:

COMMONLY REFERRED TO ADDRESS: 676 E. 155TH ST., SOUTH HOLLAND, ILLINOIS 60473

PROPERTY INDEX NUMBER: 29-15-211-021-0000 | 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

PAGE ONE



THE LAW OFFICES OF  
MARIO A. REED  
*The Education Esquire*

www.lawofficesomfarioareed.com

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**ILLINOIS TRUSTEE'S DEED 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 THE 676 E. 155TH ST. REVOCABLE LIVING TRUST, DATED AUGUST 14TH, 2021 ACQUIRED ON SEPTEMBER 28TH, 2021 BY THE DEED IN TRUST WITH THE DOCUMENT NUMBER: 2127122026.

Finally, the **GRANTOR: THE 676 E. 155TH ST. REVOCABLE LIVING TRUST, DATED AUGUST 14TH, 2021** 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 NOW ACTING CO-TRUSTEES, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE 676 E. 155TH ST. MEDICAID QUALIFYING IRREVOCABLE LIVING TRUST, DATED OCTOBER 10TH, 2021, LOCATED AT 676 EAST 155TH STREET, SOUTH HOLLAND, ILLINOIS 60473** 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 & VILLAGE OF SOUTH HOLLAND** provisions of the **REAL ESTATE TRANSFER TAX ORDINANCES**.

*Clyde Jackson*

12-7-21

**GRANTOR: THE 676 E. 155TH ST. REVOCABLE LIVING TRUST, DATED AUGUST 14TH, 2021 - OWNER OF RECORD**

**TUES., DECEMBER 7TH, 2021**

**NOTARY VERIFICATION SECTION**

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )



**THE LAW OFFICES OF MARIO A. REED**  
*The Education Esquire*

www.lawofficesofmarioareed.com

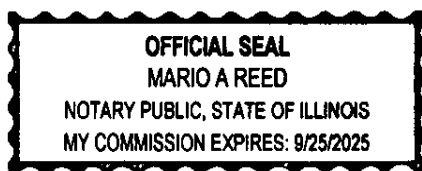
I, **MARIO A. REED, ESQ.**, A **NOTARY PUBLIC** in the **STATE OF ILLINOIS** and the **COUNTY OF COOK** do hereby swear and affirm that **THE NOW ACTING TRUSTEE FOR THE 676 E. 155TH ST. REVOCABLE LIVING TRUST** appeared before me on **DECEMBER 7TH, 2021** and affixed her/his/their signature to the foregoing **DEED IN TRUST** under her/his/their own free and voluntary act while free from any undue influence.

**PLEASE STAMP NOTARY SEAL OR SEAL BELOW:**

*[Signature]*

**SIGNATURE & DATE NOTARIZED ABOVE:**

PAGE TWO





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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 FIFTY-NINE (59) IN CHAPMAN'S  
 SUBDIVISION, BEING A SUBDIVISION  
 OF PART OF THE NORTHEAST  
 QUARTER (1/4) OF SECTION FIFTEEN  
 (15), TOWNSHIP THIRTY-SIX (36)  
 NORTH, RANGE FOURTEEN (14), EAST  
 OF THE THIRD PRINCIPAL MERIDIAN,  
 IN COOK COUNTY, ILLINOIS.

**ILLINOIS & COOK COUNTY EXEMPT MUNICIPAL TRANSFER TAX STAMP**

REAL ESTATE TRANSFER TAX		16-Dec-2021
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
29-15-211-021-0000	20211201671599	0-932-588-176

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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 NOW ACTING TRUSTEE OF THE 676 E. 155TH ST. REVOCABLE LIVING TRUST**

The GRANTOR, THE NOW ACTING TRUSTEE OF THE 676 E. 155TH ST REVOCABLE LIVING TRUST, now affirms that to the best of her knowledge, the GRANTEE, THE NOW ACTING CO-TRUSTEES OF THE 676 E. 155TH ST MEDICAID QUALIFYING IRREVOCABLE LIVING TRUST shown on the foregoing TRUSTEE'S DEED is authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

X Clyde Johnson  
AUTHORIZED AGENT OF GRANTOR SIGNATURE ABOVE:

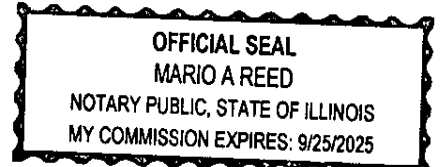
12-7-21  
TUESDAY, DECEMBER 7TH, 2021:

**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 THE NOW ACTING TRUSTEE FOR THE AFOREMENTIONED TRUST did appear before me on DECEMBER 7TH, 2021, and affixed her/his/their signature to the above STATEMENT BY GRANTOR under her/his/their own free and voluntary act, while free from any undue influence.

**AFFIX NOTARY STAMP BELOW:**

[Signature]



NOTARY PUBLIC SIGNATURE ABOVE:

**GRANTEE SECTION: THE 676 E. 155TH ST. MEDICAID QUALIFYING IRREVOCABLE LIVING TRUST DATED OCTOBER 10TH, 2021**

The AUTHORIZED AGENT FOR THE GRANTEE, THE 676 E. 155TH ST. MEDICAID QUALIFYING IRREVOCABLE LIVING TRUST does now hereby swear that to the best of her/his knowledge the GRANTEE, THE 676 E. 155TH ST. MEDICAID QUALIFYING IRREVOCABLE LIVING TRUST DATED OCTOBER 10TH, 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.

Shawn Paus  
GRANTEE SIGNATURE ABOVE: AGENT FOR THE 676 E. 155TH ST. MEDICAID QUALIFYING IRREVOCABLE LIVING TRUST DATED OCTOBER 10TH, 2021

12-7-2021  
TUESDAY, DECEMBER 7TH, 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 FOR THE 676 E. 155TH ST. MEDICAID QUALIFYING IRREVOCABLE LIVING TRUST did appear before me on DECEMBER 7TH, 2021, 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.

**AFFIX NOTARY STAMP BELOW:**

[Signature]



NOTARY PUBLIC SIGNATURE ABOVE:

**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 TRUSTEE'S DEED TO BE RECORDED IN COOK COUNTY, ILLINOIS BECAUSE THE FOREGOING TRUSTEE'S DEED IS EXEMPT UNDER THE PROVISIONS OF THE ILLINOIS REAL ESTATE TRANSFER ACT §35 ILCS 200/ART. 31.

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

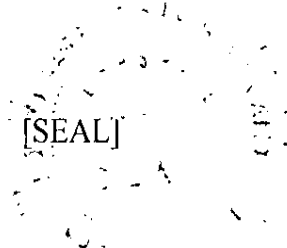
VILLAGE OF SOUTH HOLLAND  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **676 E 155th St., Revocable Living Trust**  
Mailing Address: **676 E 155th St., South Holland, IL 60473**  
Telephone No.: **708-288-0083**  
Attorney or Agent: **Mario Reed**  
Telephone No.: **708-808-0814**  
Property Address: **676 E 155th St**  
**South Holland, IL 60473**  
Property Index Number (PIN): **29-15-211-021-0000**  
Water Account Number: **0030095000**  
Date of Issuance: **12/10/2021**

State of Illinois )  
County of Cook )  
This instrument was acknowledged before  
me on December 10, 2021, by  
Bret A Scott.  
Bret A Scott  
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND  
By: [Signature]  
Deputy Village Clerk or Representative



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.