

UNOFFICIAL COPY

Doc#: 2135621069 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/22/2021 08:30 AM Pg: 1 of 3



Dec ID 20211201677040
ST/CO Stamp 1-857-874-576

National Title Solutions, Inc.

TRUSTEE'S DEED ILLINOIS STATUTORY Individual

File Number: 2021-12590

THE GRANTOR(S) KELI S. ALSTON, AS SUCCESSOR TRUSTEE OF AN UNRECORDED TRUST KNOWN AS THE EVELYN G. DAWSON LIVING TRUST UNDER AGREEMENT DATED MAY 23, 2015, whose address is 20084 Terrace Avenue, Lynwood, IL 60411, of the County of Cook, State of State of Illinois for and in consideration of Ten Dollars, (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to KELI S. ALSTON, A MARRIED WOMAN, whose address is 20084 Terrace Avenue, Lynwood, IL 60411 of the County of Cook, State of State of Illinois. All interest in the following described Real Estate situated in the County of Cook State of State of Illinois, to wit:

LOT 16 IN LYNNWOOD TERRACE UNIT NUMBER 1, A SUBDIVISION OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 33-07-304-016-0000

This property is the homestead of the Grantor(s),
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

GRANTOR COVENANTS with Grantee that Grantor has good right and lawful authority to sell and convey the property and Grantor warrants the title to the property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through or under Grantor.

(The terms "Grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)


IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Permanent Real Estate Index Number(s): 33-07-304-016-0000

Address(es) of Real Estate: 20084 Terrace Avenue, Lynwood, IL 60411

EXEMPT UNDER PROVISIONS OF
Paragraph **E** Section 31-45
Property Tax Code:

Date 12/10/21


Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX

20-Dec-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

33-07-304-016-0000

| 20211201677040 | 1-857-874-576

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Dated this 10 day of December 2021

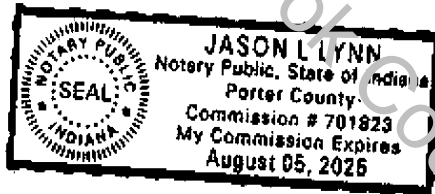
Keli S. Alston - AS Successor Trustee

KELI S. ALSTON, AS SUCCESSOR
TRUSTEE OF AN UNRECORDED TRUST
KNOWN AS THE EVELYN G. DAWSON LIVING
TRUST UNDER AGREEMENT DATED MAY 23, 2015

State of IN, County of Lake

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **KELI S. ALSTON** personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me by means of physical presence or online notarization, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 10 day of December 2021



(Signature)
(Notary Public)
Jason L Lynn

After Recording, Return to:

National Title Solutions, Inc.
3550 Hobson Rd. Suite 101
Woodridge, IL 60517

Prepared By:

Meghan Stokes
Law Office of Meghan Stokes LLC
4906 W Hutchinson St.
Chicago, IL 60641

Mail Tax Bill(s) To:

Kell S. Alston
20084 Terrace Avenue
Lynwood, IL 60411

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GRANTOR GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY (IS ILCS 60-5/10) (Rev. Ch. 24, par. 3-2009)

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.

DATE: 12/10/21

SIGNATURE: *Audrey Bied*
GRANTOR

GRANTOR NOTARY SECTION: The below section is to be completed by the **GRANTOR** who affirms the **GRANTEE** signature.

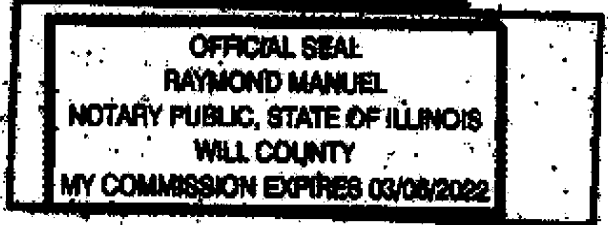
Subscribed and sworn to before me, Name of Notary Public:

Raymond Manuel
GRANTOR

By the said Grantor of _____

On this date of 12/10/21

NOTARY SIGNATURE: _____



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.

DATE: 12/10/21

SIGNATURE: *Audrey Bied*
GRANTEE

GRANTEE NOTARY SECTION: The below section is to be completed by the **GRANTEE** who affirms the **GRANTOR** signature.

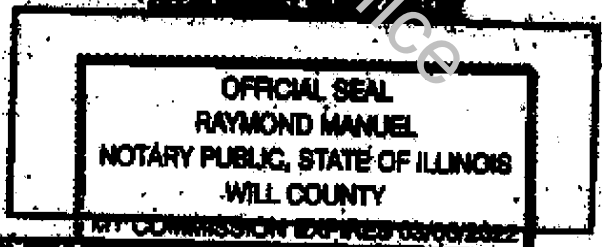
Subscribed and sworn to before me, Name of Notary Public:

Raymond Manuel
GRANTEE

By the said (Notary of Grantor) _____

On this date of 12/10/21

NOTARY SIGNATURE: _____



ORIGINAL LIABILITY NOTICE
Pursuant to Section 60-5/10 of the Illinois Land Trust Act, any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C Misdemeanor** for the **GRANTOR** and of a **CLASS 4 Felony** for **GRANTEE** offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act** (IS ILCS 605/1-2))