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Prepared By
Williams Law LLC
111 W. Washington, Ste. 1437
Chicago, IL 60602

After Recording Return To
Williams Law LLC
111 W. Washington, Ste. 1437
Chicago, IL 60602

Please send subsequent tax bills to:
Melissa Llano
3853 N. Hermitage Ave.
Chicago, IL 60613

Doc#: 2136404156 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/30/2021 09:44 AM Pg: 1 of 6

Dec ID 20211201681936

City Stamp 0-649-018-000

Space Above This Line for Recorder's Use

DEED IN TRUST

THE GRANTOR, Melissa A. Llano of 3853 North Hermitage Ave., Chicago, IL 60613, for and in consideration of Ten Dollars and Other Valuable Consideration in hand paid, convey and quitclaim to Melissa Anne Llano, as Trustee of the MELISSA ANNE LLANO REVOCABLE LIVING TRUST dated July 7, 2021, and any amendments thereto, and all and every Successor Trustee or Trustees, in the following described real estate, to-wit:

LEGAL DESCRIPTION

SEE EXHIBIT A


Permanent Real Estate Index Number: 14-17-310-049-1003

Common Known As: 1400 W. Belle Plaine Ave., Unit 3, Chicago, IL 60613

situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this State; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of 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, mortgage, lease, or other

REAL ESTATE TRANSFER TAX	28-Dec-2021
	
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-17-310-049-1003 | 20211201681936 | 0-649-018-000

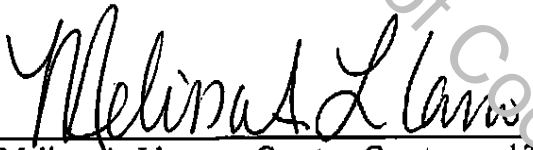
* Total does not include any applicable penalty or interest due.



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instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (1) that at the time of the delivery thereof the Trust Agreement was in full force and effect; (2) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in said Trust Agreement or in some amendment thereof and binding on all beneficiaries thereunder; (3) that said Trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument; and (4) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).



Melissa A. Llano, as Grantor, Grantee, and Trustee

Dated 7-7, 2021

Property of Cook County Clerk's Office



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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

Unit 1400-3 in the 1400 West Belle Plaine Avenue Condominium, as delineated on a survey of the following described tract of land:

The East 15 feet of Lot 30 & all of Lot 31 in Block 2 in Ashland Addition to Ravenswood, a subdivision of that part Southwest of Greenbay Road of the Southwest Quarter of the Southeast Quarter (except the South 325 feet of the west 200 feet thereof) of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, Cook County, Illinois;

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document number 93393953, together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2:

Easement for the benefit of Parcel 1 to come upon, access, cross and otherwise enjoy for recreational purposes strips of land North of and adjoining subject land as described and set forth in Declaration of Condominium aforesaid recorded as document number 93393953, as amended.

Commonly known as: 1400 W. Belle Plaine, Unit 3, Chicago, IL 60613

PIN: 14-17-310-049-1003

MB

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Julia Williams, a Notary Public in and for and residing in the said County in the State aforesaid, do hereby certify that Melissa Llano Llano, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument as her free and voluntary act, and for the uses and purposes therein set forth, including right of homestead.

Given under my hand and Notarial Seal, this _____ day of _____, 20__.

Notary Public

Property of Cook County Clerk's Office

This document was prepared by:

Julia C. Williams
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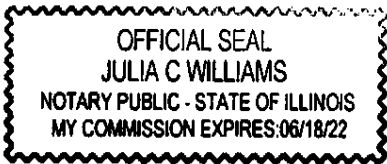
STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Julia Williams, a Notary Public in and for and residing in the said County in the State aforesaid, do hereby certify that Melissa Llano Llano, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and signed and delivered the said instrument as her free and voluntary act, and for the uses and purposes therein set forth, including right of homestead.

Given under my hand and Notarial Seal, this 7th day of July, 2021.

Julia Williams

Notary Public



This document was prepared by:

Julia C. Williams
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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: 08 | 02 | 20 21

SIGNATURE: *Julia C. Williams*
GRANTOR or AGENT *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:

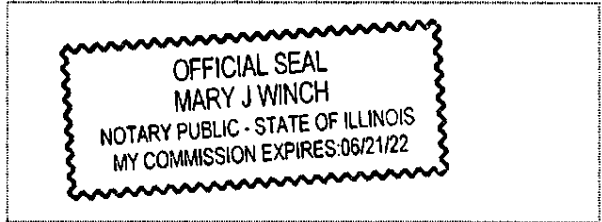
Mary Winch

By the said (Name of Grantor): Melissa A. Llano

AFFIX NOTARY STAMP BELOW

On this date of: 08 | 02 | 20 21

NOTARY SIGNATURE: *Mary J Winch*



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: 08 | 02 | 20 21

SIGNATURE: *Julia C. Williams*
GRANTEE or AGENT *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:

Mary Winch

By the said (Name of Grantee): Melissa Anne Llano AS trustee of the Melissa Anne Llano Revocable Living Trust

AFFIX NOTARY STAMP BELOW

On this date of: 08 | 02 | 20 21

NOTARY SIGNATURE: *Mary J Winch*



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)**)