

# UNOFFICIAL COPY

## DEED IN TRUST

Statutory (ILLINOIS)

**THE GRANTORS: JAMES WILSON**

**AND SHARON WILSON**, his wife, of the

City of Chicago, Cook County, State of

Illinois, for and in consideration of TEN and

NO/100 DOLLARS (10.00), and other good

and valuable consideration to them in hand

paid, **CONVEY AND QUIT CLAIM** all

their right, title and interest to: **JAMES**

**ALLEN WILSON**, as **TRUSTEE**, under

a Trust known as the **JAMES ALLEN**

**WILSON REVOCABLE LIVING**

**TRUST DATED DECEMBER 29, 2021**,

as to an undivided one-half (1/2) interest, and

to **SHARON JAROSZ WILSON** as

**TRUSTEE**, under a Trust known as the

**SHARON JAROSZ WILSON REVOCABLE LIVING TRUST DATED DECEMBER 29, 2021**, as

to an undivided one-half (1/2) interest, the following described Real Estate in the County of Cook in the

State of Illinois, to wit:

(Legal Description Attached)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to covenants, conditions, easements and restrictions of record and taxes for the year 2021 and subsequent years.

**Permanent Real Estate Index Number: 14-16-302-031-1001**

**Address of Real Estate: 656 W. Buena Avenue, Unit 1, Chicago, Illinois 60613**

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.

Full power and authority is hereby granted to said Trustee to 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 directly to a trust grantee or to a successor or successors in trust and to grant to such trust grantee or successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise 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 in futuro, and upon any terms and or 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 or 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.



Doc# 2136422016 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/30/2021 11:28 AM PG: 1 OF 4

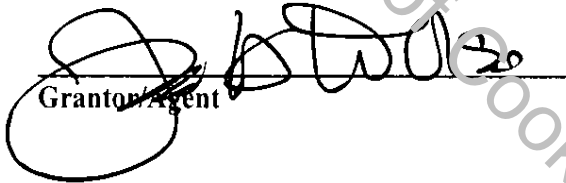


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## LEGAL DESCRIPTION

**UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 656 BUENA CONDOMINIUM, ALSO THE EXCLUSIVE USE OF GARAGE FOR PARKING PURPOSES, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 24878065, IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Exempt under the provisions of Paragraph (E) Section 31-45 Property Tax Code.

  
Grantor/Agent



Date: 12/29/2021

REAL ESTATE TRANSFER TAX	30-Dec-2021
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-16-302-031-1001 | 20211201685627 | 2-063-137-424

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

This Instrument was prepared by:  
**TOSCAS LAW GROUP, LLC**  
 John Z. Toscas, Attorney At Law  
 12616 S. Harlem Avenue  
 Palos Heights, Illinois 60463

REAL ESTATE TRANSFER TAX	30-Dec-2021
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

14-16-302-031-1001 | 2021 2016 5627 | 1-615-755-920

**MAIL TO:**

John Z. Toscas, Esq.  
TOSCAS LAW GROUP, LLC.  
12616 S. Harlem Avenue  
Palos Heights, Illinois 60463.

**SEND SUBSEQUENT TAX BILLS TO:**

James and Sharon Wilson  
656 West Buena Avenue, Unit 1  
Chicago, Illinois 60613

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantor shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

DATED December 29, 2021 SIGNATURE: Sharon G Wilson  
(Grantor or Agent)

Subscribed and sworn to before me by the said Grantor this 29<sup>th</sup> day of December, 2021.

Cynthia J. Olson  
Notary Public



The Grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

DATED December 29, 2021 SIGNATURE: Sharon G Wilson  
(Grantee or Agent)

Subscribed and sworn to before me by the said Grantee this 29<sup>th</sup> day of December, 2021.

Cynthia J. Olson  
Notary Public



Note: 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 offence and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of section 4 of the Illinois Real Estate Transfer Tax Act).