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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 BECEMBER 29, 2021, as to an undivided one-ralf (1/2) interest, and to SHARON JAROSZ WILSON as TRUSTEE, under a Trust known as the



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

SHARON JAROSZ WILSON REVOCABLE LIVING TRUST DATED DECEMBER 29, 2021, as to an undivided one-half (½) 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, Winois 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 a successor or successors in trust and to grant to such trust grantee or successor or successors in trust all of the title, estale, 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.

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In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this Trust have been complied with, or be obliged to inquire into the necessity or 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, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations, contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every Beneficiary(ies) hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said Grantor hereby expressly waives and releases any and all right and benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

DATED this <u>21</u> day of	Docou	uber 4,002.
Det a	1/80-	Sharon & Wilson
James Wilson		Sharon Wilson
STATE OF ILLINOIS))SS.	Ox
COUNTY OF COOK)	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that <u>James Wilson and Sharon Wilson</u> is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/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 29 day of Olember, 2021.

Commission expires: 10/30/2022 20

Seal Seal State of Illinois My Commission Expires

October 30, 2022

NOTAR**Y**PUBLIC

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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.

Granto*r*/

30-Dec-2021

0.00 CHICAGO: 0.00 CTA: 0.00 * TOTAL:

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

F	REAL ESTATE	TRANSFIL	TAX		30-Dec-2021
_				COUNTY:	0.00
			0.	ILLINOIS:	0.00
			O	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 PLLEM BER 29, 2021 SIG	NATURE: Sharon 9 Wilson
	(Grantor or Agent)
Subscribed and sworn to before me by 1	the said Grantor this 29th day of
CAGT. Olin	CYNTHIA J. OLSON OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires October 30, 2022
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 parcership 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 <u>Desember 29</u>, 20 21 SIGNATURE: Shaw Gluster (Grantee or Agent)

Subscribed and sworn to before me by the said Grantee this 27th day of

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Notary Public

CYNTHIA J. OLSON
OFFICIAL SEAL
Notary Public - State of Illinois
My Commission Expires
October 30, 2022

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).