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ILLINOIS DEED IN TRUST

PURSUANT TO 760 ILCS 3/

ILLINOIS TRUST CODE

PROPERTY IDENTIFICATION NUMBER:

20-10-216-002-0000

COMMONLY REFERRED TO ADDRESS:

4905 S. WASHINGTON PARK CT

CHICAGO, ILLINOIS 60615

HYDE PARK TWP



Doc# 2200519012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/05/2022 09:59 AM PG: 1 OF 4

ILLINOIS DEED IN TRUST PURSUANT TO \$760 ILCS 3/ET SEQ. ILLINOIS TRUST CODE NOW COMES THE GRANTOR

GRANTOR: MR. LINDSAY L. GEIGER (an UNMARRIED MAN)

of 4905 S. WASHINGTON PARK CT, CHI, IL 60615, COOK COUNTY, in HYDE PARK TWP

For and in CONSIDERATION of TEN DOLLARS AND 00/100 (\$10.00) and NO OTHER VALUE IN HAND PAID, DO NOW CONVEY AND WARRANT on this 1ST DAY OF DECEMBER IN THE YEAR 2021 to the following GRANTEE for which this DEED & FUTURE 1/48 BILL SHOULD BE MAILED TO:

GRANTEE: THE NOW ACTING TRUSTEE OF THE 4905 S. WASHINGTON PARK CT REVOCABLE LIVING TRUST

DATED NOVEMBER 10TH, 2021, OF 4905 S. WASHINGTON PARK CT, CHI, IL 60615

THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT: COMMONLY REFERRED TO ADDRESS: 4905 S. WASHINGTON PARK CT, CHI, IL 60615 PROPERTY INDEX NUMBER: 20-10-216-002-0000 I 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

THE LAW OFFICES OF MARIO A. REED The Education Esquire

ILLINOIS DEED IN TRUST 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 MR. LINDSAY L. GEIGER ACQUIRED ON MARCH 12TH, 2020 BY THE QUITCLAIM DEED WITH THE DOCUMENT NUMBER: 2007208378.

Finally, the <u>GRANTOR</u>: MR. LINDSAY L. GEIGER (AN UNMARRIED MAN) does now hereby <u>WAIVE & RELEASE ALL RIGHTS</u> and by VIRTUE OF THE HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS to the GRANTEE LISTED ABOVE, SPECIFICALLY, THE TRUSTEE, ANY AND ALL SUCCESSOR TRUSTEES OF THE 4905 S. WASHINGTON PARK CT. REVOCABLE LIVING TRUST, DATED NOVEMER 10TH, 2021, LOCATED AT 4905 S. WASHINGTON PARK CT, CHICAGO, IL. 60615 in <u>FEE SIMPLE</u>. Also, this DEED IN TRUST PURSUANT TO \$760 ILCS 3/ET SEQ is <u>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 & CITY OF CHICAGO provisions of the REAL ESTATE TRANSFER TAX ORDINANCES.</u>

GRANTOR: MR. LINDSAY L. GEIGER - OWNER OF RECORD

WED., DECEMBER 1ST, 2021

NOTARY VERIFICATION SECTION

STATE OF ILLINOIS)

SS

COUNTY OF COOK)



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 MR. LINDSAY L. GEIGER appeared before me on DECEMBER 1ST, 2021 and affixed his signature to the foregoing DEED IN TRUST under his own free and voluntary act while free from any undue incluence.

PLEASE STAMP NOTARY STAMP OR SEAL BELOW:

SIGNATURE & DATE NOTARIZED ABOVE:

PAGE 2 OF 4 including GGA

OFFICIAL SEAL

MARIO A REED

NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES: 9/25/2025

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ILLINOIS DEED IN TRUST PURSUANT TO \$760 ILCS 3/ET SEQ. ILLINOIS TRUST CODE ACT PAGE 3

ATTACHED LEGAL DESCRIPTION

THAT PART OF LOTS TWENTY-THREE (23) AND TWENTY-FOUR (24) IN BLOCK ONE (1) IN T.G. DICKENSON AND CO'S SUBDIVISION OF THAT PART OF THE NORTH HALF (1/2) OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION TEN (10), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF VINCENNES AVENUE, DESCRIBED AS FOLLOWS:: COMMENCING AT A POINT IN THE WEST LINE OF SAID LOT TWENTY-FOUR (24), THIRTY-ONE AND A HALF (31.5) FEET SOUTH OF THE NORTHWEST CORNER OF SAID BLOCK ONE (1); RUNNING THENCE EAST ON A LINE PARALLELL WITH THE NORTH LINE OF SAID BLOCK ONE (1) TO THE EAST LINE OF SAID LOT TWENTY-FOUR (24); THENCE SOUTH ON SAID EAST LINE OF SAID LOTS TWENTY-FOUR (24) AND TWENTY-THREE (23), TWENTY-FOUR (24) FEET; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID BLOCK ONE (1) TO THE WEST LINE OF LOT TWENTY-THREE (23); THENCE NORTH ON THE WEST LINE OF SAID LOTS TWENTY-THREE (23) AND TWENTY-FOUR (24), THENTY-FOUR (24) FEET TO THE PLACE OF BEGINNING IN COOK COUNTY HALINOIS.

ILLINOIS, COOK COUNTY & CHICAGO MUNICIPAL TRANSFER TAX STAMPS

REAL ESTATE TRANSFER TAX			05-Jan-2022
	(E)	COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
20-10-216-002-0000		20220101689026 0	-412-79 6 -560

REAL ESTATE TRANSFER TAX		05-Jan-2022
AST COM	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-10-216-002-0000 | 20220101689026 | 1-636-615-824

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

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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: AUTHORIZED REP FOR MR. LINDSAY L. GEIGER

The GRANTOR, THE AUTHORIZED REP FOR MR. LINDSAY L. GEGIER, now affirms that to the best of her/his/their knowledge, the GRANTEE, THE NOW ACTING TRUSTEE FOR THE 4905 S. WASHINGTON PARK CT REVOCABLE LIVING TRUST DATED NOVEMBER 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**.

GRANTOR SIGNATURE ABOVE: AUTH REP FOR MR, LIMPSAY L. GEIGER

12.01. 202

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 AUTHORIZED REP FOR THE GRANTOK did appear before me on DECEMBER 1ST, 2021, and affixed her/his/their signature to the above **STATEMENT BY GRANTOR** v ider her/his/their own free and voluntary act, while free from any undue influence.

NOTARY PUBLIC SIGNATURE ABOVE:



AFFIX NOTARY STAMP BELOW:

OFFICIAL SEAL MARIO A REED NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 9/25/2025

GRANTEE SECTION: THE NOW ACTING TRUSTEE FOR THE 4905 S WASHINGTON PARK CT REVOCABLE LIVING TRUST

The AUTHORIZED AGENT FOR THE GRANTEE, THE NOW ACTING TRUSTEE FOR THE 4905 S. WASHINGTON PARK CT **REVOCABLE LIVING TRUST DATED NOVEMBER 10TH, 2021** does now hereby swear that to the best of her/his knowledge the GRANTEE, THE NOW ACTING TRUSTEE FOR THE 4905 S. WASHINGTON PARK CT REVOCABLE LIVING TRUST DATED NOVEMBER 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.

GRANTEE SIGNATURE ABOVE: AGENT FOR THE NOW ACTING RUSTEE

12.01.2021

WEDNESDAY, DECEMBER 1ST, 2021:

FOR THE 4905 S WASHINGTON PARK CT REVOCABLE LIVING TRUST DATED NOV 10TH, 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 OF NOW ACTING TRUSTEE OF THE 4905 S WASHINGTON PARK CT REVOCABLE LIVING TRUST DATED NOVEMBER 10TH, 2021 did appear before me on DECEMBER 1ST, 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:

THE LAW OFFICES OF

OFFICIAL SEAL MARIO A REED NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 9/25/2025

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

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