

UNOFFICIAL COPY

QUIT CLAIM DEED

Doc#: 2202713408 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/27/2022 04:00 PM Pg: 1 of 3

Dec ID 20220101699078

City Stamp 1-028-816-528

THE GRANTOR, Wanda Klimczak, a widowed woman who has not remarried, of 2044 N. Lavergne Avenue, Chicago, Cook County, State of Illinois, for the consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to Wanda Klimczak, not individually, but as Trustee of the Wanda Klimczak Trust dated December 16, 2021, of 2044 N. Lavergne Avenue, Chicago, Cook County, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 6 AND 7 IN BLOCK 21 IN CHICAGO LAND INVESTMENT COMPANY'S SUBDIVISION IN NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-33-226-021-0000
Address of Real Estate: 2044 N. Lavergne Avenue, Chicago, IL 60639

Together with the tenements and appurtenances thereto belonging.

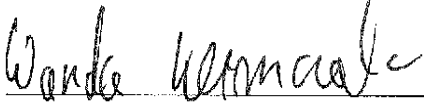
This is homestead property.

TO HAVE AND TO HOLD the same unto the Grantee and to the proper use, benefit, and behoof forever of said Grantee.

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 a 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 each 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 instrument executed by any 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 (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that any said trustee was duly authorized and empowered to execute and deliver every such 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 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.

DATED this 16th day of December 2021.



Wanda Klimczak

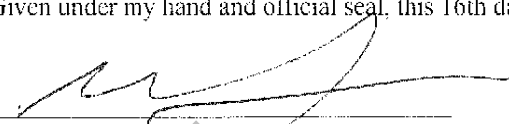
UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

Exempt under provision of Section 31-45(e) of the
 Real Estate Transfer Tax Law 35 ILCS 200/31-45(e)
 Date: December 16, 2021
 Representative Wanda Klimczak

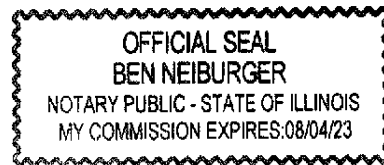
I, the undersigned, a Notary Public, DO HEREBY CERTIFY that Wanda Klimczak, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free 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 16th day of December 2021.


 Notary Public

THIS INSTRUMENT WAS PREPARED BY:

Ben A. Neiburger, JD, CPA
 Generation Law, Ltd.
 747 N. Church Rd., Suite B4
 Elmhurst, IL 60126
 (630) 782-1766

**MAIL TO:**

Generation Law, Ltd.
 747 N. Church Rd., Suite B4
 Elmhurst, IL 60126

SEND SUBSEQUENT TAX BILLS TO:

Wanda Klimczak, Trustee
 2044 N. Laverne Avenue
 Chicago, IL 60639

REAL ESTATE TRANSFER TAX

24-Jan-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-33-226-021-0000 | 20220101699078 | 1-028-816-528

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

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

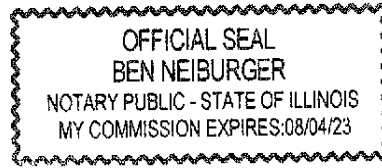
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 16, 2021

Wanda Klimczak
Wanda Klimczak, Grantor

SUBSCRIBED AND SWORN to before me this 16th day of December 2021.

[Signature]
Notary Public



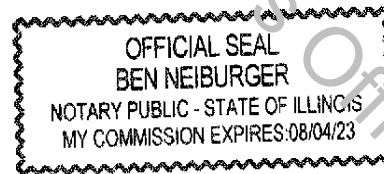
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: December 16, 2021

Wanda Klimczak
Wanda Klimczak, as Trustee of the Wanda Klimczak Trust

SUBSCRIBED AND SWORN to before me, this 16th day of December 2021.

[Signature]
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 offense and Class A misdemeanor for subsequent offenses.