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DEED IN TRUST - WARRANTY

THIS INDENTURE WITNESSETH that the Grantors, ROBERT J. DIXON and PATRICIA L. DIXON, husband and wife, for and in consideration of Ten Dollars and no/100 (\$10.00) and other good and valuable consideration in hand paid, convey and warrant unto ROBERT J. DIXON and PATRICIA L. DIXON, Trustees under the "ROBERT J. DIXON AND PATRICIA

Doc# 2203525057 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/04/2022 03:41 PM PG: 1 OF 3

L. DIXON KEYOCABLE DECLARATION OF TRUST DATED: JUNE 4, 2009", the following described real estate in the County of Cook and State of Illinois, to wit:

UNIT NUMBER 3-"B" IN EAST POINT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 12, 13, 14, AND 15 LYING EAST OF A LINE WHICH IS 16% FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS, TOGETHER WITH SO MUCH OF THE LAND EAST OF AND ADJOINING SAID LOTS 12, 13, 14 AND 15, AS IS BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID LOT 12 EXTENDED EAST AND ON THE SOUTH BY THE SOUTH LINE OF SAID LOT 15 EXTENDED EAST AND ON THE EAST BY THE WESTERLY LINE OF LINCOLN PARK, AS SHOWN AND DELINEATED IN DOCUMENT 10938695, ALL IN BLOCK 9 1%, COCHRAN'S SECOND ADDITION TO EDGEWATER IN THE EAST 1/2 OF FRACTIONAL SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSH'IP RECORDED AS DOCUMENT NUMBER 20350217 AND AS AMENDED FROM TIME TO TIME. TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DETINED AND SET FORT IN SAID DECLARATION AND SURVEY, IN COOK COUNTY, ILLINOIS.

Commonly known as: 6101 N. Sheridan Rd. Apt. 3B, Chicago, Illinois 51/060

PIN: 14-05-211-021-1002

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 agreement set forth. In no case shall any party dealing with said Trustees 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 Trustees, 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 Trustees, 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 Trustees 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 the 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 Trustees was duly

REAL ESTATE TRANSFER TAX	
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 +
	CHICAGO: CTA:

14-05-211-021-1002	20220101690776	1-445-286-288
* Total does not include a	any applicable penalt	y or interest due.

REAL ESTATE TRANSFER	ΓΑX	04-Feb-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14.0F.241.021-1002	20220101690776	0-860-524-944

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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.

And the said Grantors hereby expressly waive and release any and all right or 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.

execution of otherwise.	
IN WITNESS WHEREOF, the Grantors h	have hereunto set their hands and seals this day of
Robert Joixon (SE.	AL) PATRICIA L. DIXON (SEAL)
	HAN \$100 CONSIDERATION AND EXEMPT UNDER OF SECTION 4 OF THE ILLINOIS REAL ESTATE
TRANSFER TAX ACT.	Whyto O'
11/17/2021 Date	Enyer, Seller or Representative
STATE OF ILLINOIS)) SS	
COUNTY OF DUPAGE)	
CERTIFY that ROBERT J. DIXON and PA to me to be the same persons whose names at this day in person, and acknowledged that the	in and for said Count, in the State aforesaid, DO HEREBY TRICIA L. DIXON, must and and wife, are personally known re subscribed to the foregoing instrument, appeared before me by signed, sealed and delivered the said instrument as their free therein set forth, including the release and waiver of the right
GIVEN under my hand and official s	seal this 17 day of November, 2021.
WILFREDO R MIRANDA JR OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires February 14, 2025	Naph L Thursty Notary Public
THIS INSTRUMENT PREPARED BY:	GRANTEES' ADDRESS/ MAIL TAX BILLS TO:
RETURN TO:	
Attorney David J. Boone	ROBERT J. DIXON and PATRICIA L. DIXON,
18443 Summit Ave.	Trustees
Suite 205	6101 N. Sheridan Rd. Apt. 3B

Chicago, Illinois 60660

Oakbrook Terrace, Illinois 60181

(630) 495-6040

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, and 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.

Signature: Minda Boom
10019
Subscribed and sworn to before Chantor or Agent
Me by the said Wiffelo & Mirand Ir
11115 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
20 GFFICIAL SEAL
My Commission Expires
February 14, 2025
NOTARY PUBLIC WILL LOS
The Grantee or his agent affirms and verifies that the same of the grantee shown on the deed of assignment of beneficial interest in a local transfer in
assignment of beneficial interest in a land trust is side.
assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation of foreign corporation authorized to do business
o Transport deduction to the interpret of acquire and the first in the same
The state of the distriction of the state of
or acquire and hold title to real estate under the laws of the State of Liviois.
Data 11/17
Date (91)
(hun ~ Bon.
Signature: NUU SIZOU
Subscribed and sworn to before Grantee of Agent
Me by the said // / A //
Me by the said Wilfide R Mirin Le Jr
This 17 day of Novembry Official SEAL
TO PRODUCE PROTOCOLOGIC State of Ulicaia
My Commission Expires
NOTARY PUBLIC WILLA POLICY 14, 2025
'
NOTE: Any person who knowingly submits a false state.
NOTE: Any person who knowingly submits a false statement concerning the identity of

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 Section 4 of the Illinois Real Estate Transfer Tax Act.)