



\*2204815030\*

Doc# 2204815030 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/17/2022 02:47 PM PG: 1 OF 5

(Reserved for Recorders Use Only)



DEED IN TRUST - QUIT CLAIM

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR,

James L. Thomas

of the County of Cook and State of Illinois for and in consideration of the sum of Ten Dollars (\$ 10. ) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey and QUIT CLAIM unto CHICAGO TITLE LAND TRUST COMPANY a Corporation of Illinois

whose address is 10 S. LaSalle St., Suite 2750, Chicago, IL 60603, as Trustee under the provisions of a certain Trust Agreement dated January 31, 2022 and known as Trust Number 8002388100, the following described real estate situated in Cook County, Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 2818 E. 76th Street Chicago, IL 60649 Property Index Numbers 21-30-201-025-0000 & 21-30-201-037-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

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

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this 1st day of February 2022

James L. Thomas

Signature

Signature

Signature

Signature

STATE OF ILLINOIS ) I, Patricia Bozeman, a Notary Public in and for COUNTY OF COOK ) said County, in the State aforesaid, do hereby certify James L. Thomas

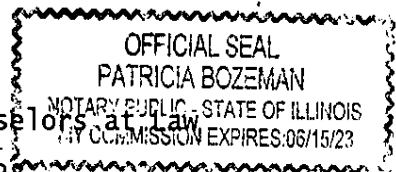
personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and seal this 1st day of February 2022

Patricia Bozeman

NOTARY PUBLIC

Prepared By: SIDNEY B. SMITH & ASSOCIATES - Attorneys and Counselors at Law 200 E. Randolph St. Ste 5100 Chicago, IL 60601-6528



MAIL TO: CHICAGO TITLE LAND TRUST COMPANY 10 S. LASALLE STREET, SUITE 2750 CHICAGO, IL 60603

SEND TAX BILLS TO: CTLTC 10 S. LaSalle St. Ste 2750 Chicago, IL 60603

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX** 17-Feb-2022



<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

21-30-201-025-0000 | 20220201628612 | 1-093-757-328

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

**REAL ESTATE TRANSFER TAX** 17-Feb-2022



<b>COUNTY:</b>	0.00
<b>ILL. OR:</b>	0.00
<b>TOTAL:</b>	0.00

21-30-201-025-0000 | 20220201628612 | 0-236-513-680

# UNOFFICIAL COPY

## TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate or any part thereof to a successor or successors in trust and to grant to such 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for 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 of fixing the amount of present or future rentals, to partition or to exchange said real estate, 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 real estate or any part thereof, and to deal with said real estate 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.

In no case shall any party dealing with said Trustee, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Chicago Title Land Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorney may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title Land Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

# UNOFFICIAL COPY

## SCHEDULE A

The Legal Description is as follows:

THE EASTERLY 40 FEET OF LOT 67 IN BLOCK 1 IN DIVISIONS 1 AND 2 OF WESTFALL'S SUBDIVISION OF 208 ACRES, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTH WEST 1/4 AND THE SOUTH EAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

THE EASTERLY 40 FEET OF THE SOUTHERLY 24 FEET 10-3/4 INCHES OF LOT 65 IN BLOCK 1 IN DIVISIONS 1 AND 2 OF WESTFALL'S SUBDIVISION OF 208 ACRES, BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE WEST 5 FEET OF LOT 59 IN BLOCK 3 IN SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL 1/2 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN AND RESUBDIVISION OF LOTS 1, 2, 4, 64, 65, 126 TO 128 IN DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES AFORESAID.

ALL OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 67 IN DIVISION 1 IN WESTFALL'S SUBDIVISION, AFORESAID; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LIEN OF SAID LOT, 40 FEET TO A POINT (WHICH POINT IS 8.100 FEET NORTHEASTERLY, MEASURED ALONG THE SAID SOUTHEASTERLY LINE) OF SAID LOT 67, FROM THE POINT WHERE SAID SOUTHEASTERLY LINE OF SAID LOT 67 INTERSECTS A LINE DRAWN PERPENDICULARLY THERETO FROM A ROD IN A CONCRETE MONUMENT 13.3 FEET SOUTHEASTERLY FROM SAID SOUTHEASTERLY LINE); THENCE NORTHWESTERLY ON A LINE PARALLEL TO THE NORTHEASTERLY LINE OF LOTS 65 AND 67, AFORESAID, 111 FEET 10-3/4 INCHES; THENCE NORTHEASTERLY ON A LINE PARALLEL TO THE DIVIDING LINE BETWEEN SAID LOTS 65 AND 67, A DISTANCE OF 40 FEET TO THE NORTHEASTERLY LINE OF SAID LOT 65; THENCE SOUTHEASTERLY ALONG SAID LINE 24 FEET 10-3/4 INCHES TO THE COMMON CORNER OF LOTS 65 AND 67 IN DIVISION 1 IN WESTFALL'S SUBDIVISION AFORESAID, BEING ALSO THE NORTHWESTERLY CORNER OF LOT 59 IN DIVISION 3 IN SOUTH SHORE SUBDIVISION AFORESAID; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 59 IN DIVISION 3, AFORESAID, A DISTANCE OF 5 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE SOUTHWESTERLY LINE OF SAID LOT, 67 FEET TO THE SOUTHEASTERLY LINE THEREOF, BEING ALSO THE NORTHERLY LINE OF EAST 76TH STREET; THENCE SOUTHWESTERLY 5 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

END OF SCHEDULE A

PIN: 21-30-201-025-0000 & 21-30-201-037-0000.

Address of Real Estate: 2818 E. 76<sup>th</sup> Street, Chicago, IL 60649.

Exempt under provisions of Paragraph E,  
Section 31-45, Real Estate Transfer Tax Act.

2-17-22

Date

Buyer, Seller or Representative

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 201 1, 20 21

SIGNATURE: James L. Thomas  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

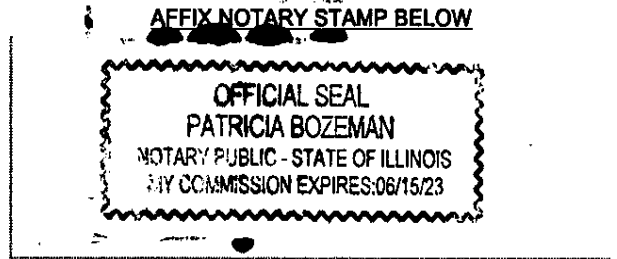
Subscribed and sworn to before me, Name of Notary Public:

Patricia Bozeman

By the said (Name of Grantor): James L Thomas

On this date of: 02 10 2022

NOTARY SIGNATURE: Patricia Bozeman



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 2 11 7 1, 20 22

SIGNATURE: \_\_\_\_\_  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): agent

On this date of: 2 11 7 1, 20 22

NOTARY SIGNATURE: Rachel Huitsing



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section 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 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)