# **UNOFFICIAL COPY**

\*2296922967Dw

DEED IN TRUST (ILLINOIS)

Mail to: CHRISTINE A. BURMILA, LLC 10735 S. Cicero Ave., Suite 204 Chicago, IL 60453

Mail Subsequent Tax Bills to: COLETTA J. BLACK, Trustee 11321 S Drake Avenue Chicago, IL 60055 Doc# 2206822007 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/09/2022 09:48 AM PG: 1 OF 4

#### DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantors, COLETTA J. BLACK and JAMES R. BLACK, as wife and hasband, as Tenants by the Entirety of Chicago, Illinois, for and in consideration of TEN AND 00/103 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY and CUIT CLAIM unto COLETTA J. BLACK, of 11321 S Drake Avenue, Chicago, Illinois 60555, as Trustee under the DECLARATION OF THE JAMES R. BLACK and COLETTA J. BLACK ILLINOIS REVOCABLE LIVING TRUST dated September 23 rd (2021, (hereinafter referred to as "said trustee", regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 27 (EXCEPT THE NORTH 8 FEET THEREOF) AND THE NORTH 16 FEET OF LOT 28 IN CENTRAL PARK SUBDIVISION BEING A SUBDIVISION OF THE SOUTH 5 ACRES OF A SQUARE TRACT OF 10 ACRES OF LAND IN THE NORTHWEST CORNER OF THE SOUTH 100 ACRES OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 37 NORTH... RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 24-23-209-061-0000 ADDRESS OF REAL ESTATE: 11321 S Drake Avenue Chicago, IL 60655

streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide 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 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,

| REAL ESTATE TRANSFER TAX'  |                | 09-Mar-2022   |  |
|--|----------------|---------------|--|
| NEAG ESTATE OF THE PARTY OF THE | CHICAGO:       | 0.00          |  |
|  | CTA:           | 0.00          |  |
|  | TOTAL:         | 0.00 *        |  |
| 24-23-209-061-0000   | 20220301641519 | 0-049-145-232 |  |

| REAL ESTATE TRANSFER TAX 09-Mar-2022 |           |          |                     |             |
|--------------------------------------|-----------|----------|---------------------|-------------|
|                                      |           |          | COUNTY:             | 0.00        |
|                                      | de la     |          | ILLINOIS:           | 0.00        |
|                                      |           |          | TOTAL:              | 0.00        |
|                                      | 24-23-200 | 061.0000 | 120220204644540 1 4 | 205 270 400 |

2206822007 Page: 2 of 4

## **UNOFFICIAL COPY**

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 present or in futuro, 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 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 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.

In no case shall any party dealing with said trustee in relations 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 expedience of any act of said trustee, or be obliged or privileged to inquire into any of the terms of the 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 lever 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 agre ment 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 is 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 preaccessor in trust.

The interest of each and every beneficiary 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.

Exempt under Real Estate Transfer. Tax Law 35 ILCS 200/31-45 sub par. \_\_\_\_ and Cook County Ord. 93-0-27 par. \_\_\_\_

### **UNOFFICIAL COPY**

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations" or words of similar import, in accordance with the statute in such case made and provided.

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 or execution or otherwise.

| IN WE'NESS WHEREOF, the Granto                                  | rs aforesaid have hereunto set th | neir hands and |
|---|-----------------------------------|----------------|
| IN WE NESS WHEREOF, the Granto seals this 23.3 day of September | , 2021.                           | ,              |
| James R. Black  | Wille Flace                       |                |
| JAMES R. BLACK  | COLETTA J. BLACK                  | - <del></del>  |
| STATE OF ILLINOIS) ) SS:  |                                   |                |
| COUNTY OF COOK )  |                                   |                |

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **JAMES R. BLACK** and **COLETTA J. BLACK** are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that 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 250 day of September, 2021.

Notary Publid

Commission expires

COOK COUNTY ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45

ABALTESTATE TRADSFER ACT

^

OFFICIAL SEAL
MARYLIN BLAZYS
NOTARY PUBLIC - STATE OF BLINOIS
MY COMMISSION EXPIRES: 12/14/21

Trustee/Representative

pTember 23,000

Dated

THIS DOCUMENT WAS PREPARED BY:

CHRISTINE A. BURMILA, LLC 10735 S. Cicero Ave., Suite 204 Oak Lawn, IL 60453

2206822007 Page: 4 of 4

### **UNOFFICIAL COPY**

#### 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 or assignment of beneficial interest in 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 September 23,

, 2021 Signature: James R Black

| 6.   | Grantor or Agent  |
|--|---|
| Subscribed and sworn to before me          |   |
| by the said Grantor or Agent               |   |
| this 23RD day of September                 |   |
| 20 21                                      |   |
| 0)x  |   |
| Christine Burmila                          | A DECOMPOSITION OF THE PERSON |
| Notary Public                              | FINICIAL SEAL   |
| My Commission Expires:                     | HROS A BUMMA  |
| * * * * * * * * * * * * * * * * * * *      | RY PUBLIC - ATATE OF ILLINOIS SCHOOLS |
| **************************************     | OMMOSION EA WAS   |
|  |   |
|  | <b>4</b> .  |
| assignment of beneficial interest in a     | d verifies that the name of the grantee shown on the deed or land trust is either a natural person, an Illinois corporation or  |
|  | business or acquire and hold title to real estate in Illinois a   |
| •  | or entity recognized as a person and authorized to do business or   |
| acquire and hold title to real estate unde | er the laws of the State of Illinois.   |
| T 0 1 1 00 1                               | and an Autotta i Wash as towards  |
| Date September 23rd                        | , 2021 Signature: Coletta j Black as trustee Grantee oi Agent   |
|  | Grantee of Agent  |
|  |   |
| Subscribed and sworn to before me          | , CO  |
| by the said Grantee or Agent               | CV  |
| this 23rd day of September                 | ,   |
| 2021.                                      | ***************************************   |
| Christina Burmila                          | OFFICIAL SEAL  CHRISTINE A BURMILA  |
| Notary Public                              | INVIARY PUBLIC - STATE OF ILLIANS (   |
| My Commission Expires:                     | MY COMMISSION EXPIRES:07/18/24  |
|  |   |
|  |   |

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.)