### **UNOFFICIAL COPY**

WARRANTY DEED IN TRUST

THE GRANTOR(S)

Colleen M. Carroll, a single woman

Address(es) of Grantor(s):

11421 S. Hamlin Avenue Chicago, IL 60655 Doc#. 2206907463 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 03/10/2022 10:46 AM Pg: 1 of 5

Dec ID 20220301638069

City Stamp 0-743-368-080

Above Space for Recorder's Use Only

of the County of Cook and State of Illinois for and in consideration of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE consideration, the receipt of which is hereby acknowledged, hereby CONVEYS and WARRANTS an undivided interest to:

Colleen M. Carroll, Trustee, or ners accessors in interest, of the Colleen M. Carroll Living Trust dated February 28, 2022, and any amendments thereto.

(address of Grantee: 11421 S. Hamlin Avenue, Chicago, IL 60655).

All interest in the following described real estate together with the tenements and appurtenances thereunto belonging (collectively the "Property") situated in the County of Cook, State of Illinois, to wit:

#### SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**Property Address:** 

11421 S. Hamlin Avenue, Chicago, It 60655

Permanent Index Number(s): 24-23-103-093-0000

And the said Grantor(s) hereby expressly waive(s) and release(s) 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. Subject, however, to the general taxes for the year of 2021 and increafter, to all instruments, covenants, restrictions conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regrita ions or subdivision indentures, and any acts or exceptions which an accurate survey or inspection of the above described Property would show. With full power and authority in any Trustee or Successor Trustee to protect, sell, lease, encumber or dispose of the Real Estate on the same manner as a person owning it in fee simple and without any trust, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

EXEMPT UNDER PROVISIONS OF PARAGRAPH

\_of 35 ILCS 200/31-45,

REAL ESTATE TRANSFER ACT 7 DATE: <u>Februar 126,2</u>022

Signature of Buyer, Seller or Representative

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## **UNOFFICIAL COPY**

**SIGNATURE(S) OF GRANTOR(S):** 

Date:

February 28, 2022

State of Illinois

) ss

County of DuPage

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Colleen M. Carroll, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, scaled 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 stal, this 28

(Notary Public)

[SEAL]

WILLIAM A DEITCH Official Seal Notary Public - State of Illinois Commission Expires Mar 15, 2026

OUNTY COPY, This instrument prepared by: Attorney William A. Deitch, 600 West Roosevel Road, Wheaton, IL 60187

Mail this recorded instrument to:

The Estate Planning Law Group 600 West Roosevelt Road, Suite A-1 Wheaton, IL 60187

Mail future tax bills to:

Colleen M. Carroll, Trustee 11421 S. Hamlin Avenue Chicago, IL 60655

REAL ESTATE TRA	08-Mar-2022	
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
	·	<del></del>

24-23-103-093-0000 | 20220301638069 | 0-743-368-080

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

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# **UNOFFICIAL COPY**

### EXHIBIT A

THE WEST 5 FEET OF LOT THIRTY FIVE (EXCEPT THE NORTH 50 FEET THEREOF) AND LOT 36 IN BLOCK TWO (2), IN CENTRAL PARK WEST FIRST ADDITION, BEING A SUBDIVISION IN THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, AS DOCUMENT NUMBER 1445518.

Droporty or Cook County Clark's Office

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## **UNOFFICIAL COPY**

### ATTACHMENT TO THE DEED

#### **ACCEPTANCE BY GRANTEES/TRUSTEES:**

I, Colleen M. Carroll, as Trustee of the Colleen M. Carroll Living Trust dated February 28, 2022, hereby accept the conveyance of the property described in this instrument to said Trust.

Colleen M. Carroll, Trustee

rebruary 28, 2022

State of Illinois

Date:

) .)ee

County of **DuPage** 

I, the undersigned, a Notary Fublic in and for said County, in the State aforesaid, DO HEREBY CERTIFY Colleen M. Carroll, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument is Trustee, 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.

Given under my hand and official seal, this day of fellow

Commission expires \_\_\_\_\_, \_\_\_\_

NOTARY PUBLIC

(SEAL)

WILLIAM A DEITCH Official Seal Notary Public - State of Illinois My Commission Expires Mar 15, 2026

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# **UNOFFICIAL COPY**

### STATEMENT BY GRANTOR AND GRANTEE

The granter 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 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 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 February 28	, <u>20</u> 22	Signature_	Calle	x M. Ca	noll
Subscribed and sworn to b	efore me				
by the said Colleer M. C	arroll			OFFICIAL STEPHANI	SEAL RATH
this 28th day of Fe	bruary, 20	)22_	<b>}</b>	NOTARY PUBLIC - \$1 MY COMMISSION E	ATE OF ILLINOIS
this 28th day of Fe	Of S				
Notary Public	C				
The grantee or his agent a the deed or assignment of corporation or foreign corporation or other entity recognized the laws of the State Dated February 28, 20	of beneficial into poration authori gnized as a perso of Illinois.	erest in a land ized to do besir on and authorize	trust is eitherness or acquired to do busin	r a natural pers e and hold title	son, an Illinois to real estate in tle to real estate
Subscribed and sworn to b	efore me			9,,	
by the said Colleen M. Ca	moll Truste	<u>ų</u>	<i>~</i> ~~	OFFICIAL SEA	·······3
this 28th day of Fel	bruary Rad	, 20 <u>22</u> _	NOTA MY 0	STEPHANIE RATERY PUBLIC - STATEROMMISSION EXPIRE	H F ILIMOIR
Notary Public					9

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 offence and of a Class A Misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if except under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)