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Prepared by and return to:

Hillary E. Yoder, Esq.
Dolgin Law Group, LLC
30 N. LaSalle St., Suite 2610
Chicago, IL 60602

Property Address:

5139 S. Ellis Avenue, Unit 3
Chicago, Illinois 60615

Property Index Numbers:

20-11-303-025-1006



Doc# 2208415012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/25/2022 10:45 AM PG: 1 OF 5

WARRANTY DEED IN TRUST TENANCY BY THE ENTIRETY

The **GRANTORS, DEBORAH WOOD and MATTHEW WOOD**, of Chicago, Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration, receipt of which is hereby duly acknowledged, **CONVEY and WARRANT** unto **MATTHEW J. WOOD and DEBORAH S. WOOD**, husband and wife, of 5139 S. Ellis Avenue, Unit 3, Chicago, Illinois, 60615, not individually, but solely as **Trustees** under the **MATTHEW J. WOOD and DEBORAH S. WOOD DECLARATION OF TRUST** dated **November 18, 2021**, of which **MATTHEW J. WOOD and DEBORAH S. WOOD** are the Primary Beneficiaries, said beneficial interest to be held not as Joint Tenants or Tenants in Common but as **Tenants by the Entirety**, and unto each and every successor trustee or trustees under said declaration, the following described real estate situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Commonly Known As: **5139 S. Ellis Avenue, Unit 3, Chicago, Illinois 60615**

Property Index Number: **20-11-303-025-1006**

HEREBY releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois.

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, subject to general real estate taxes, covenants, conditions, restrictions, easements and mortgages of record.

Full power and authority is hereby granted to said trustee as follows:

- a. To improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired;
- b. To contract to sell, to grant options to purchase, to sell on any terms, and to convey, either with or without consideration, said property, or any part thereof;

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- c. 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;
- d. To donate, to dedicate, to mortgage, pledge or otherwise encumber, said property, or any part thereof;
- e. To lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti 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 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;
- f. To partition or to exchange said property, or any part thereof, for other real or personal property,
- g. To grant easements or charges of any kind;
- h. To release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and
- i. 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 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 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 expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement.

Every deed, trust deed, mortgage, lease or other instrument executed by said trustee 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, as follows:

- i. 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;
- ii. 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;
- iii. That said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and
- iv. 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, her or their predecessor in trust.

The interest of each and every beneficiary under said trust, 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. Such interest is hereby declared to be personal property. No beneficiary under said trust 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.

REAL ESTATE TRANSFER TAX

25-Mar-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX

25-Mar-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

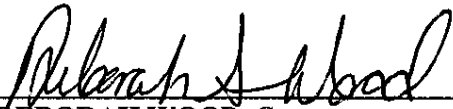
20-11-303-025-1006 | 20220301658603 | 0-990-223-760

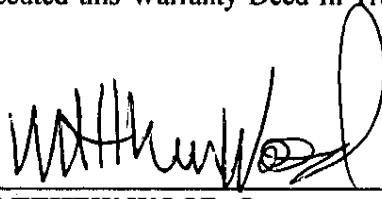
20-11-303-025-1006 | 20220301658603 | 0-371-875-216

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

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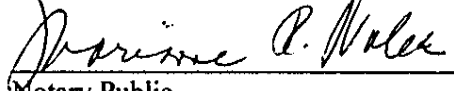
IN WITNESS WHEREOF, the Grantors have executed this Warranty Deed In Trust, Tenancy
By the Entirety, this 3 day of **March, 2022**.


DEBORAH WOOD, Grantor


MATTHEW WOOD, Grantor

STATE OF ILLINOIS)
)
COUNTY OF COOK)

On this 3rd day of **March, 2022**, I, the undersigned, a notary public, do hereby certify that **DEBORAH WOOD** and **MATTHEW WOOD**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and acknowledged that they signed, sealed and delivered 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 3rd day of **March, 2022**.


Notary Public

Send tax bills to: Matthew J. and Deborah S. Wood, Trustees
5139 S. Ellis Avenue, Unit 3
Chicago, Illinois 60615

154477

This transfer is exempt pursuant to Section 31-45 (e) of the Real Estate Transfer Tax Law.

Date: 3/3/2022


Attorney for Grantors

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 5139-3 IN THE ELLIS ESTATES CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 35 FEET OF LOT 15 AND ALL OF LOT 18 IN BLOCK 3 IN EGANDALE, A SUBDIVISION OF THE EAST 118 ACRES OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BYLAWS FOR ELLIS ESTATES CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25502046 (HEREIN AFTER REFERRED TO AS "DECLARATION"); TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE/PARKING SPACE 5, A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.

COMMONLY KNOWN AS: 5139 S. ELLIS AVENUE, UNIT 3, CHICAGO, ILLINOIS 60615

PERMANENT INDEX NO.: 20-11-303-025-1006

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139660

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 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: March 3, 2022

Signature: *William E. York*, Agent
Grantor or Agent

Subscribed and sworn to before me this 3rd day of March, 2022.

Marianne R. Wolek
Notary Public



The grantee 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, 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: March 3, 2022

Signature: *William E. York*, Agent
Grantee or Agent

Subscribed and sworn to before me this 3rd day of March, 2022.

Marianne R. Wolek
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 of a Class A misdemeanor for subsequent offenses.

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