

UNOFFICIAL COPY

DEED IN TRUST

Doc#: 2208421073 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/25/2022 08:30 AM Pg: 1 of 4

Dec ID 20220301660898

City Stamp 2-108-333-456

In consideration of Ten Dollars in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Charlotte Mitchell - Hayes, an unmarried woman** ("Grantor"), whose mailing address is **7337 South Shore Drive, Unit**

1019, Chicago, Illinois 60649, hereby transfers, conveys and warrants to **Charlotte Mitchell - Hayes**, as Trustee of an unrecorded trust known as the **Charlotte Mitchell - Hayes Trust** under Agreement dated February 11, 2021, whose mailing address is **7337 South Shore Drive, Unit 1019, Chicago, Illinois 60649** (collectively referred to as "Grantee"), Grantor's entire interest in real estate described in Exhibit "A" attached hereto and made a part hereof, together with all rights and appurtenances in any manner appertaining or belonging to said real estate ("the property").

TO HAVE AND TO HOLD the property with the appurtenances upon the trusts and for the uses and purposes herein and in said Trust Agreements set forth.

Full power and authority is hereby granted to the Trustee to improve the property or any part thereof, to contract to sell, to grant options to purchase, to lease, to sell on any terms and to convey such property or any part thereof.

Full power and authority is hereby granted to the Trustee to manage and protect the property, to convey the property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust of all of the title, estate, powers, and authorities vested in the Trustee, to mortgage, pledge or otherwise encumber such property, or any part thereof, to partition or to exchange said 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 property or any part thereof, and to deal with said property and every part thereof in all other ways and for such 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 the Trustee in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said property, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the 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 the 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: (a) that at the time of the delivery thereof the Trust created by this Deed in Trust and by the Trust Agreement was in full force and effects (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed in Trust and in the Trust Agreement and

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binding upon all beneficiaries thereunder; (c) that the Trustee 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 fully vested with all title, estate, rights, powers, authorities, duties and obligations of the original Trustee.

Itasker Mitchell - Story is named as successor Trustee. If she is unable to act, Andre Mitchell is named as Trustee.

IN WITNESS WHEREOF, the Grantor has executed and delivered (and Grantee has received and accepted) this Deed in Trust on March 3, _____, 2022.

Grantor: Charlotte Mitchell Hayes
Charlotte Mitchell - Hayes

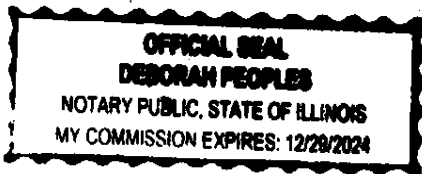
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)


The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that CHARLOTTE MITCHELL - HAYES, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and being duly sworn by me on oath 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 on March 3rd, 2022.

Deborah Peoples
Notary Public

SEAL



REAL ESTATE TRANSFER TAX		24-Mar-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

21-30-114-029-1211 | 20220301660898 | 2-108-333-456

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

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EXHIBIT A

UNIT NUMBER 1019 IN LAKE TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 139, 140, 141, 144 AND 145 IN DIVISION 3 OF THE SOUTH SHORE SUBDIVISION OF THE NORTH FRACTIONAL HALF OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127 AND 128 IN DIVISION 1 OF WESTFALL'S SUBDIVISION OF 208 ACRES BEING THE EAST HALF OF THE SOUTH WEST QUARTER AND THE SOUTH EAST FRACTIONAL QUARTER OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 25275623 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 3135646, TOGETHER WITH AN UNDIVIDED 0.27599% INTEREST IN THE COMMON ELEMENTS.

PARTY OF THE FIRST PART ALSO HEREBY GRANTS TO PARTY OF THE SECOND PART, HIS OR HER SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANTS TO THE ABOVE-DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION, AND PARTY OF THE FIRST PART RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT, HOWEVER, TO THE FOLLOWING (1) GENERAL REAL ESTATE TAXES NOT NOW DUE AND PAYABLE; (2) SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED, IF ANY; (3) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS; (4) TERMS, PROVISIONS, COVENANTS AND CONDITIONS CONTAINED IN, AND RIGHTS AND EASEMENTS ESTABLISHED BY, SAID DECLARATION OF CONDOMINIUM FOR LAKE TERRACE CONDOMINIUM AND THE BY-LAWS CONTAINED THEREIN FOR LAKE TERRACE CONDOMINIUM ASSOCIATION.

Permanent Index Number: 21-30-114-029-1211
Address: 7337 South Shore Drive, Unit 1019, Chicago, Illinois 60649

This transaction is EXEMPT from transfer tax under the provisions of paragraph (e), Section 4 of the Real Estate Transfer Tax Act.

March 3rd, 2022

Charlotte Mitchell - Hayes
Agent for Grantors and Grantees

This Deed was prepared by
and after recording mail to:

Tiffanie B. Powell & Associates, P.C.
Attn: Tiffanie B. Powell
4747 Lincoln Mall Drive, Suite 200
Matteson, IL 60443
(708) 252-3760

Address of Property:

7337 South Shore Drive, Unit 1019
Chicago, Illinois 60649

Send subsequent tax bills to:

Charlotte Mitchell - Hayes
7337 South Shore Drive, Unit 1019
Chicago, Illinois 60649

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor(s)** or his agent affirms that, to the best of his knowledge, the name of the **grantee(s)** 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: Charlotte Mitchell-Hays
Grantor or Agent

Subscribed and sworn to before me

By the said Grantor(s)

This 3rd day of March, 2022

Notary Public Deborah Peoples



The **grantee(s)** or his agent affirms and verifies that the name of the **grantee(s)** 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

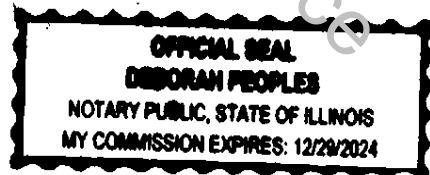
Signature: Charlotte Mitchell-Hays
Grantee or Agent

Subscribed and sworn to before me

By the said Grantee(s)

This 3rd day of March, 2022

Notary Public Deborah Peoples



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 the 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.)