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Chicago Title Insurance Company

QUIT CLAIM DEED IN TRUST



2209622007

Doc# 2209622007 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/06/2022 10:23 AM PG: 1 OF 4

THIS INDENTURE WITNESSETH, That the grantor, Kathleen D. Beavers, an unmarried woman, of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT/CLAIMS unto Kathleen Denise Beavers, as Trustee of the Kathleen Denise Beavers Revocable Living Trust dated March 31, 2022 whose address is 4926 South Cornell Avenue, Unit I, Chicago, Illinois 60615 the following described Real Estate in the County of Cook and State of Illinois, to wit:

UNIT A-9 IN CORNELL SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN CORNELL SQUARE SUBDIVISION OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 12 AND THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95639734, AS AMENDED FROM TIME TO TIME AND THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED OCTOBER 24, 1996, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 98511904 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AFORESAID, FOR INGRESS AND EGRESS, USE AND ENJOYMENT, OVER AND UPON AND DESCRIBED AND SET FORTH IN DECLARATION OF EASEMENT, RECORDED AS DOCUMENT 95580574.

SUBJECT TO:

PERMANENT TAX NUMBER: 20-11-217-040-1004

Address(es) of Real Estate: 4926 South Cornell Avenue, Unit I, Chicago, Illinois 60615

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

REAL ESTATE TRANSFER TAX		06-Apr-2022
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

20-11-217-040-1004 | 20220401672293 | 0-922-624-912

REAL ESTATE TRANSFER TAX		05-Apr-2022
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

20-11-217-040-1004 | 20220401672293 | 0-175-555-472

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

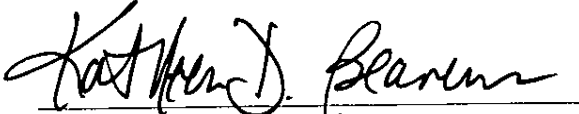
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Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, 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, 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 praesenti or 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, 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 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, 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; 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 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 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 some amendment thereof and binding upon all beneficiaries thereunder, (c) that said 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 are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor 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.

In Witness Whereof, the grantor aforesaid has hereunto set his / her hand and seal this March 31, 2022.


 Kathleen D. Beavers

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State of Illinois County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kathleen D. Beavers personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he / she signed, sealed and delivered the said instrument as his / her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal. this March 31, 2022.



John C. Strzynski
(Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E, SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW

DATE: March 31, 2022

Kathleen D. Beavers
Signature of Buyer, Seller or Representative

Prepared By: John Strzynski
Attorney at Law
180 N. LaSalle Street, Suite 3700
Chicago, Illinois 60601

Mail To:

Kathleen Denise Beavers
4926 S. Cornell Ave., Unit 1
Chicago, Illinois 60615

Name & Address of Taxpayer:

Kathleen Denise Beavers
4926 S. Cornell Ave., Unit 1
Chicago, Illinois 60615

Property of Cook County Clerk's Office

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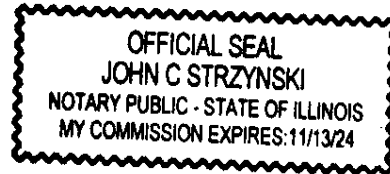
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of 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 MARCH 31, 2022

Signature: *Kathleen Denise Beavers*
Grantor or Agent

Subscribed and sworn to before me
By the said KATHLEEN DENISE BEAVERS
This 31 day of MARCH, 2022.
Notary Public *John C. Strzynski*

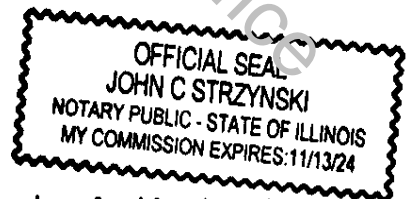


The Grantee or his Agent affirms and verified that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation of foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date March 31, 2022

Signature: *Kathleen Denise Beavers*
Grantee or Agent

Subscribed and sworn to before me
By the said Kathleen Denise Beavers
This 31 day of MARCH, 2022.
Notary Public *John C. Strzynski*



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.)