

# UNOFFICIAL COPY

**This instrument prepared by:**

Attorney Lynette Lewis  
2149 W. 95<sup>th</sup> Street  
Chicago, IL 60643



Doc# 221133076 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/21/2022 01:16 PM PG: 1 OF 3

**Mail future tax bills to:**

Manuel Toppins  
8051 S. Troy Ave  
Chicago, IL 60652

**Mail this recorded instrument to:**

Attorney Lynette Lewis  
2149 W. 95<sup>th</sup> Street  
Chicago, IL 60643

## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH that the Grantors, MANUEL TOPPINS Sr. and YOLANDA A. TOPPINS, husband and wife, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and warrants unto MANUEL TOPPINS SR. and YOLANDA A. TOPPINS, as co-trustees, under a trust agreement dated the 24th day of October 2018, and known as 6549 SOUTH VERNON AVENUE REVOCABLE TRUST, the following described real estate in the County of COOK and State of Illinois, to wit:

THE NORTH 1.9 FEET OF LOT 29, ALL OF LOT 30 AND THE SOUTH 4.1 FEET OF LOT 31 IN BLOCK 2 IN OAKWOOD SUBDIVISION OF THE NORTH ½ OF THE NORTH EAST ¼ OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number(s): 20-22-217-017-0000

Property Address: 6549 South Vernon Avenue, Chicago, Illinois 60637

together with the tenements and appurtenances thereunto belonging.

**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.

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 re-subdivide 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, to pledge or otherwise to 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, 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, and every deed, trust deed, mortgage, lease, or other instrument executed by said Trustee in relation to

# UNOFFICIAL COPY

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, her, 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.

And the said Grantors hereby expressly waives and releases 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.

In Witness Whereof, the Grantors aforesaid have hereunto set their hands and seals this 16th day of March, 2022.

Manuel Toppins, Sr.  
MANUEL TOPPINS Sr.

Yolanda A Toppins  
YOLANDA A. TOPPINS

*Exempt under 35 ILCS  
200/31-45(e)  
Lynette Lewis  
Attorney for Grantors*

STATE OF ILLINOIS  
COUNTY OF COOK

) I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO  
) SS HEREBY CERTIFY that MANUEL TOPPINS Sr. and YOLANDA A. TOPPINS,  
) 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 instruments as h/s/her/their free and voluntary act, for the uses and purposed therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 16th day of March, 2022.

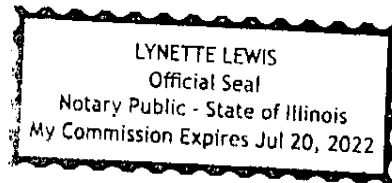
Lynette Lewis  
Notary Public

REAL ESTATE TRANSFER TAX		21-Apr-2022
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00



20-22-217-017-0000 | 20220401689444 | 1-615-559-56

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



REAL ESTATE TRANSFER TAX		21-Apr-2022
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00



20-22-217-017-0000 | 20220401689444 | 2-096-987-024

# UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantors, **Manuel Toppins Sr. and Yolanda A. Toppins** affirms that, to the best of their 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 16, 2022

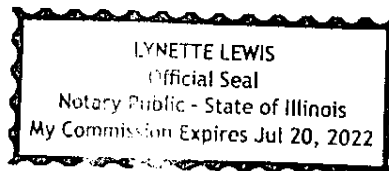
Signature: Manuel Toppins, Sr.  
Grantor

Dated: March 16, 2022

Signature: Yolanda A Toppins  
Grantor

Subscribed and sworn to before me by the said Grantors this 16th day of October, 2022.

Notary Public Lynette Lewis



The grantees, **Manuel Toppins Sr. and Yolanda A. Toppins**, Trustees, affirm and verifies that the name of the grantees 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 and hold title to real estate under the laws of the State of Illinois.

Dated: March 16, 2022

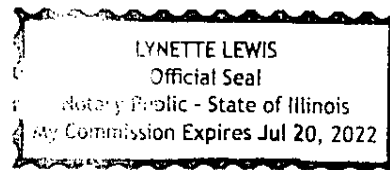
Signature: Manuel Toppins, Sr.  
Grantee

Dated: March 16, 2022

Signature: Yolanda A Toppins  
Grantee

Subscribed and sworn to before me by the said Grantees this 16th day of March, 2022.

Notary Public Lynette Lewis



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 Class A misdemeanor for subsequent offenses.

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