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ILLINOIS DEED IN TRUST

PURSUANT TO 760 ILCS 3/

ILLINOIS TRUST CODE

PROPERTY IDENTIFICATION NUMBER:

25-04-117-035-0000

COMMONLY REFERRED TO ADDRESS:

8942 SOUTH UNION AVENUE

CHICAGO, ILLINOIS 60620

LAKE TOWNSHIP



2215915038

Doc# 2215915038 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/08/2022 02:42 PM PG: 1 OF 4

ILLINOIS DEED IN TRUST PURSUANT TO §760 ILCS 3/ET SEQ. ILLINOIS TRUST CODE

NOW COMES THE GRANTOR (OWNING A 100% INTEREST BASED ON DOCUMENT NUMBER: 1734913048):

AND THE SUBSEQUENT DEATH OF DOROTHY MAE SAMPSON ON 5.7.2021 & NOTICE OF DEATH & ACCEPTANCE AFFIDAVIT WHICH HAS BEEN RECORDED IN THIS PROPERTY'S CHAIN OF TITLE.

GRANTOR: CAROLYN TERESA SAMPSON (an UNMARRIED WOMAN)

of 8942 SOUTH UNION AVENUE, CHICAGO, ILLINOIS 60620, COOK COUNTY, in LAKE TOWNSHIP
For and in CONSIDERATION of TEN DOLLARS AND 00/100 (\$10.00) and NO OTHER VALUE IN
HAND PAID, DO NOW CONVEY AND WARRANT on this 3RD DAY OF JUNE IN THE YEAR 2022 to
the following GRANTEE for which this DEED & FUTURE TAX BILL SHOULD BE MAILED TO:

GRANTEE: THE NOW ACTING TRUSTEE, AND ANY

AND ALL SUCCESSOR TRUSTEES OF THE

8942 S. UNION AVE. REVOCABLE

LIVING TRUST DATED JUNE 3RD, 2022

OF 8942 SOUTH UNION AVENUE, CHICAGO, ILLINOIS 60620 IN LAKE TOWNSHIP

THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT:

COMMONLY REFERRED TO ADDRESS: 8942 S. UNION AVENUE, CHICAGO, ILLINOIS 60620

PROPERTY INDEX NUMBER: 25-04-117-035-0000 | LEGAL DESCRIPTION: SEE ATTACHED

THIS INSTRUMENT WAS PREPARED BY: THE LOOMARTEE LAW GROUP,

LOCATED AT 625 E 170TH ST, UNIT 2 EAST, SOUTH HOLLAND, IL 60473



THE LAW OFFICES OF
MARIO A. REED
The Education Experts

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ILLINOIS DEED IN TRUST PURSUANT TO §760 ILCS 3/ET SEQ. ILLINOIS TRUST CODE ACT PAGE 2

FURTHERMORE, THIS DEED IN TRUST CONVEYS ALL INTEREST IN FEE SIMPLE, AS TO THE 100% OWNERSHIP STAKE OWNED BY CAROLYN TERESA SAMPSON ACQUIRED BY THE ACCEPTANCE OF THE TRANSFER ON DEATH INSTRUMENT AND SUBSEQUENT DEATH OF DOROTHY MAE SAMPSON, WHICH OCCURRED ON MAY 7TH, 2021 AND THE SUBSEQUENT NOTICE OF DEATH AND ACCEPTANCE AFFIDAVIT RECORDED WITH THE COOK COUNTY CLERK'S OFFICE.

Finally, the **GRANTOR: CAROLYN TERESA SAMPSON (AN UNMARRIED WOMAN)** does now hereby **WAIVE & RELEASE ALL RIGHTS** and by VIRTUE OF THE HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS to the GRANTEE LISTED ABOVE, SPECIFICALLY, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE 8942 S. UNION AVE. REVOCABLE LIVING TRUST, DATED JUNE 3RD, 2022, LOCATED AT 8942 S. UNION AVE. CHICAGO, ILLINOIS 60620 in **FEE SIMPLE**. Also, this DEED IN TRUST PURSUANT TO §760 ILCS 3/ET SEQ is **EXEMPT OF ALL REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT OF §35 ILCS 200/31-45(e) (Conveyance for LESS than \$100)** and the corresponding COOK COUNTY & CITY OF CHICAGO provisions of the REAL ESTATE TRANSFER TAX ORDINANCES.

Carolyn Teresa Sampson
GRANTOR: CAROLYN TERESA SAMPSON - OWNER OF RECORD

6/3/2022
FRIDAY, JUNE 3RD, 2022

NOTARY VERIFICATION SECTION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

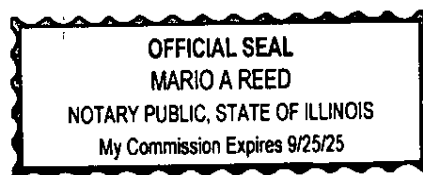


THE LAW OFFICES OF MARIO A. REED
The Education Esquire

www.lawofficesofmarioareed.com

I, MARIO A. REED, ESQ., A NOTARY PUBLIC in the STATE OF ILLINOIS and the COUNTY OF COOK do hereby swear and affirm that CAROLYN TERESA SAMPSON appeared before me on JUNE 3RD, 2022 and affixed her respective signature to the foregoing DEED IN TRUST under her own free and voluntary act while free from any undue influence.

PLEASE STAMP NOTARY STAMP OR SEAL BELOW:



[Handwritten Signature]

SIGNATURE OF NOTARY PUBLIC ABOVE:

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ILLINOIS DEED IN TRUST PURSUANT TO §760 ILCS 3/EI SEQ. ILLINOIS TRUST CODE ACT PAGE 3

ATTACHED LEGAL DESCRIPTION

LOT EIGHTEEN (18) IN BLOCK TWENTY-THREE (23) IN SISSON & NEWMAN'S SOUTH ENGLEWOOD SUBDIVISION OF THE NORTHWEST QUARTER (1/4) OF SECTION FOUR (4) AND THAT PORTION OF THE NORTHEAST QUARTER (1/4) OF SECTION FIVE (5), LYING EAST OF THE CENTER LINE OF CHICAGO ROCK ISLAND AND PACIFIC RAILROAD, TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ILLINOIS, COOK COUNTY & CHICAGO MUNICIPAL TRANSFER TAX STAMPS

REAL ESTATE TRANSFER TAX 08-Jun-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

25-04-117-035-0000 | 20220601638935 | 0-709-955-664

REAL ESTATE TRANSFER TAX

08-Jun-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

25-04-117-035-0000 | 20220601638935 | 2-063-536-208

* Total does not include any applicable penalty or interest due

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from CH. 34, par. 3-5020)

GRANTOR SECTION: CAROLYN TERESA SAMPSON

The GRANTOR, CAROLYN TERESA SAMPSON, now affirms that to the best of her knowledge, the GRANTEE, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE 8942 S. UNION AVE. REVOCABLE LIVING TRUST DATED JUNE 3RD, 2022 shown on the foregoing DEED IN TRUST is authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

Carolyn Teresa Sampson

GRANTOR SIGNATURE ABOVE: CAROLYN TERESA SAMPSON

6/3/2022
FRIDAY, JUNE 3RD, 2022:

GRANTOR NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, MARIO A. REED, ESQ., A NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that CAROLYN TERESA SAMPSON did appear before me on JUNE 3RD, 2022, and affixed her respective signature to the above STATEMENT BY GRANTOR under her own free and voluntary act, while free from any undue influence. **AFFIX NOTARY STAMP BELOW:**

[Signature]

NOTARY PUBLIC SIGNATURE ABOVE:



GRANTEE SECTION: THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE 8942 S. UNION AVE. REVOCABLE LIVING TRUST DATED JUNE 3RD, 2022

The AUTHORIZED AGENT FOR THE GRANTEE, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE 8942 S. UNION AVE. REVOCABLE LIVING TRUST DATED JUNE 3RD, 2022 does now hereby swear that to the best of her/his knowledge the GRANTEE, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE 8942 S. UNION AVE. REVOCABLE LIVING TRUST DATED JUNE 3RD, 2022 shown on the foregoing DEED IN TRUST is authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

[Signature]

GRANTEE SIGNATURE ABOVE: AGENT FOR THE NOW ACTING TRUSTEE, ANY AND ALL SUCCESSOR TRUSTEES OF THE 8942 S. UNION AVE. REVOCABLE LIVING TRUST DATED JUNE 3RD, 2022

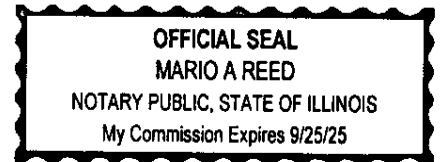
6.3.2022
FRIDAY, JUNE 3RD, 2022:

GRANTEE NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, MARIO A. REED, ESQ., THE BELOW SIGNING NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that the AUTHORIZED AGENT OF THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE 8942 S. UNION AVE. REVOCABLE LIVING TRUST DATED JUNE 3RD, 2022 did appear before me on JUNE 3RD, 2022 and affixed her/his respective signature to the above STATEMENT BY GRANTEE under her/his own free and voluntary act, while free from any undue influence. **AFFIX NOTARY STAMP BELOW:**

[Signature]

NOTARY PUBLIC SIGNATURE ABOVE:



CRIMINAL LIABILITY NOTICE:

PURSUANT TO §55 ILCS 5/3-5020(b)(2), 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 A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

ATTACH THIS GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE TO THE DEED IN TRUST TO BE RECORDED IN COOK COUNTY, ILLINOIS BECAUSE THE FOREGOING DEED IN TRUST IS EXEMPT UNDER THE PROVISIONS OF THE ILLINOIS REAL ESTATE TRANSFER ACT §35 ILCS 200/ART. 31.