

UNOFFICIAL COPY

Doc#: 2216506358 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/14/2022 01:22 PM Pg: 1 of 7

WARRANTY DEED IN TRUST

Dec ID 20220601644963

INSTRUMENT PREPARED BY:

City Stamp 0-875-507-792

Kenneth D. Bellah
12413 S. Harlem Ave.
Suite 1-SW
Palos Heights, IL 60463

WHEN RECORDED MAIL TO:

Kenneth D. Bellah
12413 S. Harlem Ave.
Suite 1-SW
Palos Heights, IL 60463

SEND TAX BILLS TO:

Ms. Mary Lou Hamilton
125 S. Jefferson St.
#1204
Chicago, IL 60661

Mary Lou Hamilton, an unmarried woman, of 1566 Vista Del Mar Way, Unit 1, Oceanside, CA 92054 ("Grantor"), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CONVEYS and WARRANTS to **Mary Lou Hamilton, as trustee under the LOU HAMILTON LIVING TRUST AGREEMENT**, of 125 S. Jefferson Street, #1204, Chicago, IL 60661, as the Grantee ("Grantee"), all of her interest in the following described real estate situated in the City of Chicago, County of COOK, and State of ILLINOIS, to-wit:

See Legal Description attached hereto.

Grantor hereby waives any and all homestead rights that she may have in and to the property conveyed.

Subject to covenants, conditions and easements of record, and to real estate taxes for 2021 and subsequent years.

Permanent Tax ID number: **17-16-107-037-1060 (unit 1204) and 17-16-107-037-1344 (P-81)**
Commonly known as: 125 S. Jefferson Street, Unit 1204 and P-81, Chicago, IL 60661.

MARY LOU HAMILTON has executed this Deed as of the 6 day of June, 2022.



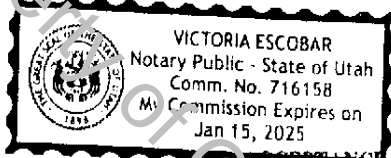
MARY LOU HAMILTON

UNOFFICIAL COPY

STATE OF Utah)
) SS:
COUNTY OF Kane)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Mary Lou Hamilton, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that she signed and delivered the same instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 6 day of JUNE, 2022.



Victoria Escobar
Notary Public

ACCEPTANCE BY TRUSTEE

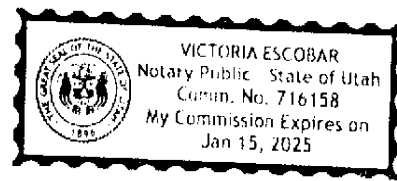
Mary Lou Hamilton, trustee of the LCU HAMILTON LIVING TRUST AGREEMENT, hereby acknowledges and accepts this conveyance into the aforesaid trust.

By: Mary Lou Hamilton
Mary Lou Hamilton, as Trustee aforesaid

STATE OF Utah)
) SS:
COUNTY OF Kane)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Mary Lou Hamilton, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that she signed and delivered the same instrument as her free and voluntary act, for the uses and purposes therein set forth.

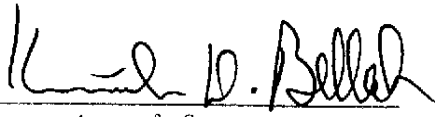
GIVEN under my hand and official seal this 6 day of JUNE, 2022.



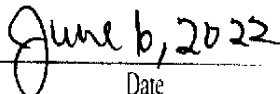
Victoria Escobar
Notary Public

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This conveyance is exempt from real estate transfer taxes pursuant to section (e) of the Illinois Real Estate Transfer Tax Act, as amended.



Attorney for Grantor




Date

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

REAL ESTATE TRANSFER TAX		TS-JUN-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-16-107-037-1060 | 20220601644963 | 0-875-507-792

* 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

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 6 | 6 | 2022

SIGNATURE: [Signature] MLH

GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public

VICTORIA ESCOBAR

By the said (Name of Grantor):

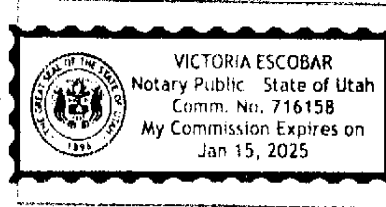
MARY LOU HAMILTON

AFFIX NOTARY STAMP BELOW

On this date of

6 | 6 | 2022

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 6 | 6 | 2022

SIGNATURE: [Signature]

GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public

VICTORIA ESCOBAR MLH

By the said (Name of Grantee)

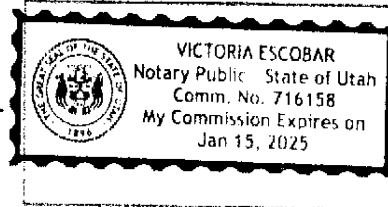
MARY LOU HAMILTON

AFFIX NOTARY STAMP BELOW

On this date of

6 | 6 | 2022

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE

Pursuant to Section 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 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 1204 AND PARKING SPACE P-81 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE PARK ALEXANDRIA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0326832189, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR STORAGE SPACE NO. 205, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY RECORDED SEPTEMBER 26, 2003 AS DOCUMENT 0326832189, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED SEPTEMBER 25, 2003 AS DOCUMENT 0326832188 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PIN'S: 17-16-107-037-1060 (UNIT 1204)

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17-16-107-037-1344 (P-81)

COMMONLY KNOWN AS 125 S. JEFFERSON STREET, UNIT
#1204 AND PARKING SPACE P-81, CHICAGO, IL 60661

Property of Cook County Clerk's Office