

# UNOFFICIAL COPY

Doc#: 2219404145 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/13/2022 10:50 AM Pg: 1 of 3

Dec ID 20220601664832  
ST/CO Stamp 1-039-267-920 ST Tax \$395.00 CO Tax \$197.50  
City Stamp 0-435-684-432 City Tax: \$4,147.50

## Mail Recorded Deed To:

LaTOYA MICHELLE WRIGHT  
as TRUSTEE of the CHARLOE  
DECLARATION OF TRUST  
11834 South Oakley Avenue  
Chicago, Illinois 60643

## Mail All Tax Bills To:

LaTOYA MICHELLE WRIGHT  
as TRUSTEE of the CHARLOE  
DECLARATION OF TRUST  
11834 South Oakley Avenue  
Chicago, Illinois 60643

## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, **ERIC M. WALKER and MARIA L. WALKER**, a married couple, of 11834 South Oakley Avenue, Chicago, Illinois, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and for other good and valuable consideration in hand paid, CONVEY AND WARRANT unto **LaTOYA MICHELLE WRIGHT as TRUSTEE of the CHARLOE DECLARATION OF TRUST dated March 2, 2018** under the provisions of a trust agreement dated the 2<sup>nd</sup> day of March, 2018, known as the **CHARLOE DECLARATION OF TRUST** (hereinafter known as the "Grantee"), all the rights, title, interest, and claim in or to the following described real estate, situated in the County of Cook in the State of Illinois to wit:

*LOT 30 IN BLOCK "A" IN WALKER'S RESUBDIVISION OF BLOCKS A, B, AND D IN THE RESUBDIVISION OF BLOCKS A, B, D, E, F, ETC. IN MORGAN PARK WASHINGTON HEIGHTS IN SECTION 18 AND 19, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS*

**Commonly Known as:** 11834 South Oakley Avenue, Chicago, Illinois 60643

**P.I.N.: 25-19-316-017-0000**

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

# UNOFFICIAL COPY

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 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 waive and release 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 hand and seal this 30<sup>th</sup> day June, 2022.

  
ERIC M. WALER, Seller

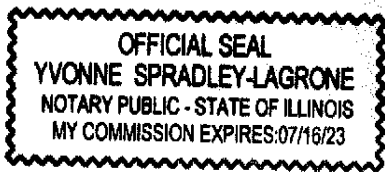
  
MARIA L. WALKER, Seller

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) ss  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **ERIC M. WALKER** and **MARIA L. WALKER**, personally known to me to be the same persons whose names are subscribed to in the foregoing instrument titled WARRANTY DEED IN TRUST, acknowledged before me on this day in person and acknowledge that they signed, sealed and delivered said instrument, and being informed of the contents therein, as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand this 30<sup>th</sup> day of June , 2022.



*Yvonne Spradley-Lagrone*  
Notary Public

My Commission Expires: 07/16/2023

Yvonne S. LaGrone, P.C. Clerk's Office