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DOCUMENT TYPE TO BE RECORDED

DEED IN TRUST

PURSUANT TO THE FOLLOWING:

§765 ILCS 5/9 Conveyances Act

FOLLOWING DECLARED HEIRSHIP

AS OUTLINED IN THE FOLLOWING:

§755 ILCS 5/20-24 Notice of Probate

PROPERTY IDENTIFICATION NUMBER:

32-36-205-017-0000



Doc# 2220257026 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/21/2022 03:01 PM PG: 1 OF 10

ILLINOIS DEED IN TRUST PURSUANT TO 760 ILCS 3/ITC & 755 ILC 5/20-24

NOW COME THE GRANTORS OF A ONE HUNDRED (100%) INTEREST BASED ON CCRD DOCUMENT NUMBER: 0020867464:

GRANTORS: (A) THE ESTATE OF GENEVIEVE GREEN (50%) (a now DECEASED WOMAN)

(B) LINDA GREEN BOYD (50%) (an UNMARRIED WOMAN)

formerly of 22431 YATES AVE., IN SAUK VILLAGE, IL 60411, COOK COUNTY as DECLARED IN CASE NUMBER 2022 P 003021, CALENDAR 02, BY THE HONORABLE JUDGE CAROLYN J. GALLAGHER, ON MONDAY, JULY 11TH, 2022 (SEE ATTACHED CERTIFIED ORDER DECLARING HEIRSHIP MARKED AS EXHIBIT) BY HER LAWFULLY DECLARED HEIRS, RONALD KLINE, LINDA GREEN BOYD, MICHAEL KLINE, ADAM KLINE, & PENNY MATCHETT DO NOW CONVEY AND WARRANT 100% OF THE ESTATE'S 50% FEE SIMPLE INTEREST, AND LINDA GREEN BOYD DOES NOW CONVEY AND WARRANT 100% OF HER 50% FEE SIMPLE INTEREST (BASED ON THE TWO BEING TENANTS IN COMMON) TO THE FOLLOWING GRANTEE PURSUANT TO THE HEIRS RIGHT TO NOW INVOKE THEIR RIGHT TO ASSIGN SAID INTEREST PURSUANT TO §755 ILCS 5/20-24(b) AND UTILIZE THIS DEED TO 'RECORD A NOTICE OF PROBATE' CLAIMING THEIR INTEREST & ASSIGNING THAT INTEREST TO THE FOLLOWING

GRANTEE FOR WHOM THIS DEED & FUTURE TAX BILL SHOULD BE MAILED TO:

GRANTEE: THE NOW ACTING TRUSTEE, AND ANY AND ANY

ALL SUCCESSOR TRUSTEES OF THE 22431 YATES

AVE. REVOCABLE LIVING TRUST, DATED APRIL 19TH, 2022

NOW OF 22431 YATES AVE., IN SAUK VILLAGE, ILLINOIS 60411, COOK COUNTY, IN BLOOM TWP

THIS DEED WAS PREPARED BY:

THE LAW OFFICES OF MARIO A. REED
625 EAST 170TH STREET, UNIT 2 EAST
SOUTH HOLLAND, ILLINOIS 60473



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

COMMONLY REFFERRED ADDRESS

22431 YATES AVENUE
SAUK VILLAGE, ILLINOIS 60411

www.lawofficesofmarioareed.com

LEGAL DESCRIPTION: SEE ATTACHED PAGE SEVEN

ILLINOIS WARRANTY DEED PURSUANT TO 765 ILCS 5/9 & 755 ILCS 5/20-24 PAGE 1

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ILLINOIS WARRANTY DEED PURSUANT TO 765 ILCS 5/9 & 755 ILCS 5/20-24 PAGE 2

Finally, the **GRANTOR, THE ESTATE OF GENEVIEVE GREEN (BY AND THROUGH HER LAWFULLY DECLARED HEIR, RONALD KLINE)**, does hereby waive and release all rights under and by virtue of the **HOMESTEAD EXEMPTION LAWS** of the **STATE OF ILLINOIS** OF MY **16.66% INTEREST CLAIMED PURSUANT TO LAWFUL DECLARATION OF HEIRSHIP AND MY RIGHT TO CLAIM AND ASSIGN PURSUANT TO 755 ILCS 5/20-24(b)** to the **GRANTEE LISTED ABOVE, SPECIFICALLY, THE 22431 YATES AVE. REVOCABLE LIVING TRUST, DATED APRIL 19TH, 2022 in FEE SIMPLE**. Also, this **WARRANTY DEED IS HEREBY EXECUTED PURSUANT TO §765 ILCS 5/19** and is **EXEMPT** to all buyer and seller **REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT §35 ILCS 200/31(e)**

X 

X 6/10/2022

GRANTOR: THE ESTATE OF GENEVIEVE GREEN (P/T RONALD KLINE LEGAL HEIR 16.6%)

DATE SIGNED ABOVE:

NOTARY SECTION:

STATE OF X ILLINOIS)

) SS

COUNTY OF X COOK)

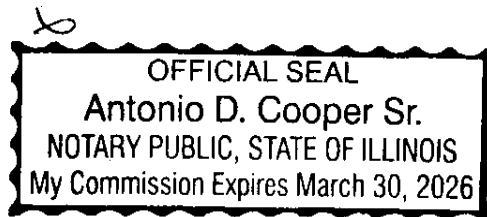


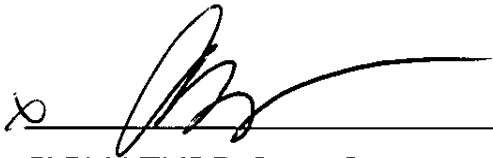
THE LAW OFFICES OF MARIO A. REED
The Education Esquire

www.lawofficesofmarioareed.com

I, X ANTONIO D. COOPER, a **NOTARY PUBLIC** in the **ABOVE-REFERENCED JURISDICTION** do hereby swear and affirm that **MR. RONALD KLINE** appeared before me on X JUNE 10, 2022 and affixed his respective signature to the foregoing **DEED IN TRUST** under his own free and voluntary act, while free from any undue influence.

AFFIX STAMP BELOW:



X 

SIGNATURE OF NOTARY PUBLIC ABOVE:

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ILLINOIS WARRANTY DEED PURSUANT TO 765 ILCS 5/9 & 755 ILCS 5/20-24 PAGE 3

Finally, the **GRANTOR, THE ESTATE OF GENEVIEVE GREEN (BY AND THROUGH HER LAWFULLY DECLARED HEIR, LINDA GREEN BOYD) & LINDA GREEN BOYD IN HER INDIVIDUAL CAPACITY OWNING A 50% INTEREST ALREADY**, does hereby waive and release all rights under and by virtue of the **HOMESTEAD EXEMPTION LAWS** of the **STATE OF ILLINOIS OF MY 33.3% INTEREST CLAIMED PURSUANT TO LAWFUL DECLARATION OF HEIRSHIP AND MY RIGHT TO CLAIM AND ASSIGN PURSUANT TO 755 ILCS 5/20-24(b)** to the **GRANTEE LISTED ABOVE, SPECIFICALLY, THE 22431 YATES AVE. REVOCABLE LIVING TRUST, DATED APRIL 19TH, 2022** in FEE SIMPLE.

Also, this **WARRANTY DEED IS HEREBY EXECUTED PURSUANT TO §765 ILCS 5/19** and is **EXEMPT** to all buyer and seller **REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT §35 ILCS 200/31(e)**

Linda Green Boyd

GRANTOR: THE ESTATE OF GENEVIEVE GREEN (B/T LINDA GREEN BOYD LEGAL HEIR 66.6%)

July 11, 2022

DATE SIGNED ABOVE:

NOTARY SECTION:

STATE OF ILLINOIS

)
) SS
)

COUNTY OF COOK



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The Education Esquire

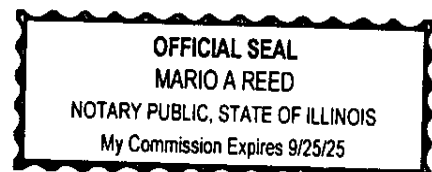
www.lawofficesofmarioareed.com

I, **MARIO A. REED, ESQ.**, a **NOTARY PUBLIC** in the **STATE OF ILLINOIS** and the **COUNTY OF COOK** do hereby swear and affirm that **MS. LINDA GREEN BOYD** appeared before me on **JULY 11TH, 2022** and affixed her respective signature to the foregoing **WARRANTY DEED** under her own free and voluntary act, while free from any undue influence.

AFFIX STAMP BELOW:

MR

SIGNATURE OF NOTARY PUBLIC ABOVE:



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ILLINOIS WARRANTY DEED PURSUANT TO 765 ILCS 5/9 & 755 ILCS 5/20-24 PAGE 4

Finally, the GRANTOR, THE ESTATE OF GENEVIEVE GREEN (BY AND THROUGH HER LAWFULLY DECLARED HEIR, MICHAEL KLINE), does hereby waive and release all rights under and by virtue of the HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS OF MY 5.55% INTEREST CLAIMED PURSUANT TO LAWFUL DECLARATION OF HEIRSHIP AND MY RIGHT TO CLAIM AND ASSIGN PURSUANT TO 755 ILCS 5/20-24(b) to the GRANTEE LISTED ABOVE, SPECIFICALLY, THE 22431 YATES AVE. REVOCABLE LIVING TRUST, DATED APRIL 19TH, 2022 in FEE SIMPLE. Also, this WARRANTY DEED IS HEREBY EXECUTED PURSUANT TO §765 ILCS 5/19 and is EXEMPT to all buyer and seller REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT §35 ILCS 200/31(c)

x Michael R Kline

x 7/5/22

GRANTOR: THE ESTATE OF GENEVIEVE GREEN (B/T MICHAEL KLINE LEGAL HEIR 5.55%)

DATE SIGNED ABOVE:

NOTARY SECTION:

STATE OF Indiana)

) SS

COUNTY OF Allen)

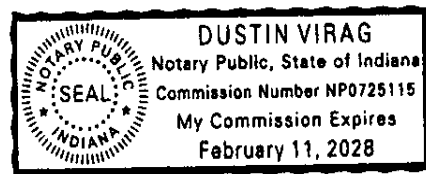


THE LAW OFFICES OF MARIO A. REED
The Education Esquire

www.lawofficesofmarioareed.com

I, Dustin Virag, a NOTARY PUBLIC in the ABOVE-REFERENCED JURISDICTION do hereby swear and affirm that MR. MICHAEL KLINE appeared before me on 07/05/2022 and affixed his respective signature to the foregoing DEED IN TRUST under his own free and voluntary act, while free from any undue influence.

AFFIX STAMP BELOW:



Dustin Virag

SIGNATURE OF NOTARY PUBLIC ABOVE:

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ILLINOIS WARRANTY DEED PURSUANT TO 765 ILCS 5/9 & 755 ILCS 5/20-24 PAGE 5

Finally, the GRANTOR, THE ESTATE OF GENEVIEVE GREEN (BY AND THROUGH HER LAWFULLY DECLARED HEIR, ADAM KLINE), does hereby waive and release all rights under and by virtue of the HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS OF MY 5.55% INTEREST CLAIMED PURSUANT TO LAWFUL DECLARATION OF HEIRSHIP AND MY RIGHT TO CLAIM AND ASSIGN PURSUANT TO 755 ILCS 5/20-24(b) to the GRANTEE LISTED ABOVE, SPECIFICALLY, THE 22431 YATES AVE. REVOCABLE LIVING TRUST, DATED APRIL 19TH, 2022 in FEE SIMPLE. Also, this WARRANTY DEED IS HEREBY EXECUTED PURSUANT TO §765 ILCS 5/19 and is EXEMPT to all buyer and seller REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT §35 ILCS 200/31(e)

x [Signature]

x 6/17/2022

GRANTOR: THE ESTATE OF GENEVIEVE GREEN (B/T ADAM KLINE LEGAL HEIR 5.55%)

DATE SIGNED ABOVE:

NOTARY SECTION:

STATE OF x Indiana)
) SS
COUNTY OF Whitley)



THE LAW OFFICES OF MARIO A. REED
The Education Esquire
www.lawofficesofmarioareed.com

I, x Krista Kneller, a NOTARY PUBLIC in the ABOVE-REFERENCED JURISDICTION do hereby swear and affirm that MR. ADAM KLINE appeared before me on x 6/17/2022 and affixed his respective signature to the foregoing WARRANTY DEED under his own free and voluntary act, while free from any undue influence.

AFFIX STAMP BELOW:



KRISTA KNELLER, Notary Public
Whitley County, State of Indiana
Commission Number NP0741088
My Commission Expires May 10, 2030

x [Signature]

SIGNATURE OF NOTARY PUBLIC ABOVE:

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ILLINOIS WARRANTY DEED PURSUANT TO 765 ILCS 5/9 & 755 ILCS 5/20-24 PAGE 6

Finally, the GRANTOR, THE ESTATE OF GENEVIEVE GREEN (BY AND THROUGH HER LAWFULLY DECLARED HEIR, PENNY MATCHETT), does hereby waive and release all rights under and by virtue of the HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS OF MY 5.55% INTEREST CLAIMED PURSUANT TO LAWFUL DECLARATION OF HEIRSHIP AND MY RIGHT TO CLAIM AND ASSIGN PURSUANT TO 755 ILCS 5/20-24(b) to the GRANTEE LISTED ABOVE, SPECIFICALLY, THE 22431 YATES AVE. REVOCABLE LIVING TRUST, DATED APRIL 19TH, 2022 in FEE SIMPLE. Also, this WARRANTY DEED IS HEREBY EXECUTED PURSUANT TO §765 ILCS 5/19 and is EXEMPT to all buyer and seller REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT §35 ILCS 200/31(e)

x Penny Matchett

x 6-23-2022

GRANTOR: THE ESTATE OF GENEVIEVE GREEN (B/T PENNY MATCHETT LEGAL HEIR 5.55%)

DATE SIGNED ABOVE:

NOTARY SECTION:

STATE OF Indiana)
) SS
COUNTY OF Whitley)



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

www.lawofficesofmarioareed.com

I, Kathryn Newsom, a NOTARY PUBLIC in the ABOVE-REFERENCED JURISDICTION do hereby swear and affirm that MS. PENNY MATCHETT appeared before me on June 23, 2022 and affixed her respective signature to the foregoing WARRANTY DEED under her own free and voluntary act, while free from any undue influence.

AFFIX STAMP BELOW:



Kathryn Newsom, Notary Public
Commission Number: NP0740534
My Commission Expires: 04/17/2030
Residing in Allen County, IN

x Kathryn Newsom

SIGNATURE OF NOTARY PUBLIC ABOVE:

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ILLINOIS WARRANTY DEED PURSUANT TO 765 ILCS 5/9 & 755 ILCS 5/20-24 PAGE 7

ATTACHED LEGAL DESCRIPTION

LOT SIX-HUNDRED EIGHTY-ONE (681) IN INDIAN HILL, SUBDIVISION UNIT NO. THREE (3), SECTION THIRTY-SIX (36), TOWNSHIP THIRTY-FIVE (35) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 27TH, 1959 AS DOCUMENT 17567223 IN BOOK FIVE-HUNDRED TWENTY-NINE (529) OF PLATS PAGES ONE (1) AND TWO (2) IN COOK COUNTY, ILLINOIS.

ILLINOIS, COOK COUNTY MUNICIPAL TRANSFER TAX STAMPS

REAL ESTATE TRANSFER TAX

21-Jul-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

32-36-205-017-0000

| 20220701686310 | 1-546-808-400

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WARRANTY DEED PURSUANT TO §765 ILCS 5/9 ILLINOIS CONVEYANCES ACT PAGE 8

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 ESTATE OF MS. GENEVIEVE GREEN B/T LAWFULLY DECLARED HEIR LINDA GREEN BOYD

The GRANTOR, THE ESTATE OF MS. GENEVIEVE GREEN BY AND THROUGH HER LAWFULLY DECLARED HEIR, LINDA GREEN BOYD, now affirms that to the best of her knowledge, the GRANTEE, THE 22431 YATES AVE. REVOCABLE LIVING TRUST, DATED APRIL 19TH, 2022, shown on the foregoing DEED IN TRUST IS A LEGAL ENTITY authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

Linda Green Boyd

July 11, 2022

GRANTOR SIGNATURE ABOVE: THE ESTATE OF GENEVIEVE GREEN & LINDA GREEN BOYD

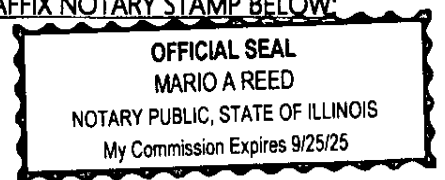
DATE SIGNED ABOVE:

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

I, ATTORNEY MARIO A. REED, A NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that THE ABOVE LISTED GRANTOR did appear before me on THE DATE SIGNED ABOVE, and affixed their respective signature to the above STATEMENT BY GRANTOR under their own free and voluntary act, while free from any undue influence.

AFFIX NOTARY STAMP BELOW:

Mario A. Reed



NOTARY PUBLIC SIGNATURE ABOVE:

GRANTEE SECTION: THE 22431 YATES AVE. REVOCABLE LIVING TRUST, DATED APRIL 19TH, 2022

The Authorized Agent for the GRANTEE, THE 22431 YATES AVE REVOCABLE LIVING TRUST, does now hereby swear that to the best of their knowledge the GRANTEE, THE 22431 YATES AVE REVOCABLE LIVING TRUST, shown on the foregoing DEED IN TRUST IS A LEGAL ENTITY authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

Linda Green Boyd

July 11, 2022

GRANTEE SIGNATURE ABOVE: AGENT FOR THE 22431 YATES AVE RL

DATE SIGNED ABOVE:

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

I, ATTORNEY MARIO A. REED, A NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that THE AUTHORIZED AGENT FOR THE ABOVE LISTED GRANTEE did appear before me on THE DATE SIGNED ABOVE, and affixed their respective signature to the above STATEMENT BY GRANTEE under their own free and voluntary act, while free from any undue influence.

AFFIX NOTARY STAMP BELOW:

Mario A. Reed



MARIO A. REED, ESQ. 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.

EXHIBIT

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4103 Order Declaring Heirship

Rev. 01/01/2018 CCP N305

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT - PROBATE DIVISION

The Estate Of

GENEVIEVE GREEN
Deceased

Case Number: 2022 P 003021
Calendar: 02 Room Number: 1807
Honorable Judge Carolyn J. Gallagher
(or any judge sitting in her stead)

ORDER DECLARING HEIRSHIP

After considering evidence concerning HEIRSHIP, the COURT DECLARES the following **INDIVIDUALS** are the **ONLY HEIRS** of the **DECEDENT, MS. GENEVIEVE GREEN**, who died on **JANUARY 18TH, 2006**.

- A) MR. RONALD KLINE** (HER BIOLOGICAL SON) NOT UNDER A DISABILITY, NOR A MINOR 4103
- B) MS. LINDA GREEN BOYD** (HER BIOLOGICAL DAUGHTER) NOT UNDER A DISABILITY NOR MINOR
- C) MR. MICHAEL KLINE*** (HER LEGALLY ADOPTED GRANDSON) NOT UNDER A DISABILITY, NOR A MINOR 4001
- D) MR. ADAM KLINE*** (HER BIOLOGICAL GRANDSON) NOT UNDER A DISABILITY, NOR A MINOR
- E) MS. PENNY MATCHETT*** (HER BIOLOGICAL GRANDDAUGHTER) NOT UNDER A DISABILITY, NOR A MINOR

THE HEIRS OF HER PREDECEASING BIOLOGICAL SON, DONALD KLINE WHO DIED ON APRIL 21ST, 1998

FURTHERMORE, THE COURT DOES NOW DECLARE THE ESTATE OF GENEVIEVE GREEN IS NOW CLOSED, WITHOUT PREJUDICE, FOLLOWING THIS JUDICIAL DETERMINATION OF HEIRSHIP.

ENTERED
Judge Carolyn J. Gallagher-2168
JUL 11 2022
Arlis A. Martinez
CLERK OF THE CIRCUIT COURT
OF COOK COUNTY, IL

ENTERED:

HONORABLE JUDGE GALLAGHER JUDGE'S NO.
(OR ANY JUDGE SITTING IN HER STEAD)

ATTORNEY NUMBER: 62093
ATTORNEY NAME: MR. MARIO A. REED, ESQ.
ADDRESS: 625 EAST 170TH STREET, UNIT 2E
CITY/ZIP CODE: SOUTH HOLLAND, ILLINOIS 60473
EMAIL ADDRESS: marioareed@outlook.com
TELEPHONE NUMBER: 708.808.0814
WEBSITE INFORMATION: www.lawofficesofmarioareed.com

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Property of Cook County Clerk's Office

I hereby certify that the document to which this certification is affixed is a true copy.

Date JUL 21 2022

IRIS Y. MARTINEZ
Clerk of the Circuit Court
of Cook County, IL

