

TRUSTEES DEED (ILLINOIS) **UNOFFICIAL COPY**



Doc# 2225613019 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/13/2022 09:48 AM PG: 1 OF 3

This AGREEMENT dated this 12th day of August, 2022 between **KYLE A. RANSOM and ASHLEY B. RANSOM, as Trustees of THE KYLE A. RANSOM and ASHLEY B. RANSOM DECLARATION of TRUST dated October 14, 2020**

Grantors,
and

KYLE A. RANSOM and ASHLEY B. RANSOM
married to each other,
110 Glenbrook Court, Indian Head Park, IL 60525

Grantees

WITNESSETH, That Grantors, in consideration of the sum of Ten and no/100s dollars, and other good and valuable consideration, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as said Trustees and of every other power and authority the Grantors hereunto enabling, do hereby convey and quit claim unto the Grantees, **NOT AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, NOR AS TENANTS IN COMMON, BUT AS TENANTS BY THE ENTIRETY**, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

LOT 69 IN ASHBROOK SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 1, 1996 AS DOCUMENT 96159610, IN COOK COUNTY, ILLINOIS.

Together with the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining. **SUBJECT TO:** General real estate taxes not due and payable at time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

PROPERTY ADDRESS: 110 Glenbrook Court, Indian Head Park, IL 60525
P.I.N. 18-17-311-024-0000

The Grantors executed this deed solely as Trustees and not individually, and no personal liability shall be asserted or be enforceable against the Trustees by reason of any of the terms, provisions, stipulations, covenants, and conditions contained in this instrument.

IN WITNESS WHEREOF, the Grantors, as Trustees as aforesaid, have hereunto set their hands and seals the day and year first above written.

Kyle A. Ransom, as Trustee (SEAL)
KYLE A. RANSOM, as Trustee as aforesaid and not personally

Ashley B. Ransom, as trustee (SEAL)
ASHLEY B. RANSOM, as Trustee as aforesaid and not personally

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS 200-3145, SUBPARAGRAPH 4, SECTION E AND COOK COUNTY ORDINANCE 93027, PARAGRAPH E.

Laureen J. Dunne
Laureen J. Dunne, Attorney at Law Dated 8/12/22

S 1
P 3
S 1
SC 4
INT 2

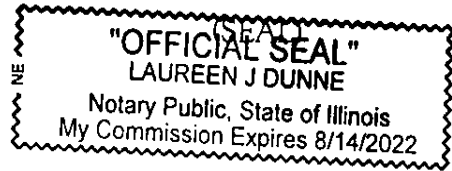
UNOFFICIAL COPY

STATE OF Illinois)
) SS
COUNTY OF Cook)

I, the undersigned, A Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that KYLE A. RANSOM and ASHLEY B. RANSOM, as Trustees, are personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act as Trustees as aforesaid, for the uses and purposes therein set forth,

Given under my hand and Notarial Seal this 12th day of AUGUST, 2022

Laureen J. Dunne
Notary Public





Commission expires 8/14/22

Mail To:

Laureen J. Dunne
Attorney at Law
11252 West Alexandria Lane
Westchester, IL 60154

Send Tax Bills To:

K. and A. Ransom
110 Glenbrook Court
Indian Head Park, IL 60525

| REAL ESTATE TRANSFER TAX | | 29-Aug-2022 | |
|--|-----------|--------------------------------|------|
|  | COUNTY: | | 0.00 |
|  | ILLINOIS: | | 0.00 |
| | TOTAL: | | 0.00 |
| 18-17-311-024-0000 | | 20220801608806 1-344-563-792 | |

This Instrument Prepared By:
LAUREEN J. DUNNE
ATTORNEY AT LAW
11252 West Alexandria Lane
Westchester, IL 60154

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STATEMENT BY GRANTOR(S) AND GRANTEE(S)

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name(s) of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is/are either natural person(s), Illinois corporation(s) or foreign corporation(s) authorized to do business in Illinois or acquire and hold title to real estate in Illinois, partnership(s) authorized to do business or acquire and hold title to real estate in Illinois, or other such entity recognized as a person(s) and authorized to do business or acquire and hold title to real estate under the Laws of the State of Illinois.

Dated 8/12/22 Signature *Kyle A. Ransom, as trustee*
KYLE A. RANSOM, AS TRUSTEE

Dated 8/12/22 Signature *Ashley B. Ransom, as trustee*
ASHLEY B. RANSOM, AS TRUSTEE

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 12th DAY OF AUGUST, 2022

Laureen J Dunne
NOTARY PUBLIC



The grantee or his/her agent affirms and verifies that the name(s) of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is/are either natural person(s), Illinois corporation(s) or foreign corporation(s) authorized to do business in Illinois or acquire and hold title to real estate in Illinois, partnership(s) authorized to do business or acquire and hold title to real estate in Illinois, or other such entity recognized as a person(s) and authorized to do business or acquire and hold title to real estate under the Laws of the State of Illinois.

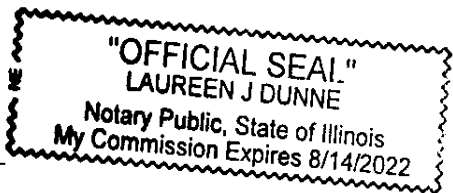
Dated 8/12/22 Signature *Kyle A Ransom*
KYLE A. RANSOM

Dated 8/12/22 Signature *Ashley B. Ransom*
ASHLEY B. RANSOM

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 12th DAY OF AUGUST, 2022

Laureen J Dunne
NOTARY PUBLIC



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 a Class A misdemeanor for subsequent offenses.