LINOFFICIAL COMMISSIONI

ILLINOIS DEED IN TRUS

PURSUANT TO 760 ILCS 3/

ILLINOIS TRUST CODE

PROPERTY IDENTIFICATION NUMBER:

20-33-218-032-0000

COMMONLY REFERRED TO ADDRESS:

8144 SOUTH YALE AVENUE

CHICAGO, ILUNOIS 60620

LAKE TOWNSHIP

Doc# 2227857024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/05/2022 02:39 PM PG: 1 OF 4

NOW COMES THE GRANTOR (DWNING A 100% INTEREST BASED ON DOC #0421646109):

GRANTOR: CHARITA BINGHAM-PRUITT (an UNMARRIED WOMAN)

of 8144 SOUTH YALE 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 30TH DAY OF SEPTEMBER 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
8144 S. YALE AVE. REVOCABLE LIVING
TRUST DATED SEPTEMBER 9TH, 2022
OF 8144 S. YALE AVE., CHICAGO, IL. 60620

THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT: COMMONLY REFERRED TO ADDRESS: 8144 S. YALE AVENUE, CHICAGO, ILLINOIS 60620 PROPERTY INDEX NUMBER: 20-33-218-032-0000 I 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



ILLINOIS DEED IN TRUST PURSUANT TO \$760 ICCS 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 CHARITA BINGHAM-PRUITT ACQUIRED BY THE TRUSTEE'S DEED RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON AUGUST 3RD, 2004, WITH DOCUMENT NUMBER 0421646109.

Finally, the <u>GRANTOR</u>: CHARITA BINGHAM-PRUITT (AN UNMARRIED WOMAN) does now hereby <u>WAIVE & RELEASE ALL RIGHTS</u> 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 8144 S. YALE AVE. REVOCABLE LIVING TRUST, DATED SEPTEMBER 9TH, 2022, LOCATED AT 8144 SOUTH YALE AVENUE CHICAGO, ILLINOIS 60620 in <u>FEE SIMPLE</u>, Also, this DEED IN TRUST PURSUANT TO \$760 ILCS 3/ET SEQ is <u>EXEMPT OF ALL REAL ESTATE TRANSFER TAXSES 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.</u>

GRANTOR: CHARITA BINGHAM-PRUITT - OWNER OF RECORD

0 1 30 00

FRI., SEPTEMBER 30TH, 2022

NOTARY VERIFICATION SECTION

STATE OF ILLINOIS)

SS
COUNTY OF COOK)



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 CHARITA BINGHAM-PRUITT appeared before me on SEPTEMBER 30TH, 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.

<u>PLEASE STAMP NOTARY STAMP OR SEAL BELOW:</u>

SIGNATURE OF NOTARY PUBLIC ABOVE:

PAGE 2 OF 4 including GGA

OFFICIAL SEAL
MARIO A REED
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 9/25/25

ATTACHED LEGAL DESCRIPTION

(14.20) FEET THEREOF) AND THE NORTH FOURTEEN POINT TWENTY

(19.20) FEET OF LOT THIRTY-ONE (31) IN ROBERT VOLK'S

RESUBDIVISION OF LOTS ONE (1) TO THIRTY-SIX (36) INCLUSIVE IN

BLOCK ONE (1), LOTS ONE (1) TO EIGHTEEN (18) INCLUSIVE IN BLOCK

TWO (2), LOTS ONE (1) TO TWENTY-ONE (21) INCLUSIVE IN BLOCK

SEVEN (7) AND LOTS ONE (1) TO FORTY-TWO (42) INCLUSIVE IN

BLOCK EIGHT (8) ALL IN FORSYTHE'S SUBDIVISION OF THE NORTH

THIRTY-TWO (32) ACRES OF THE SOUTH FIFTY-FIVE (55) ACRES OF

THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF

SECTION THIRTY-THREE (33), TOWNSHIP THIRTY-EIGHT (38) NORTH,

RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN

COOK COUNTY, ILLINO'S.

ILLINOIS, COOK COUNTY & CHICAGO MUNICIPAL TRANSFER TAX STAMPS

REAL ESTATE TRANSFER TAX 05-Oct-2022			
		COUNTY:	9.00
1	(505)	ILLINOIS:	0.00
		TOTAL:	9.00
20-33-218-	032-0000	120221001656582	1 2 074 553 026

REAL ESTATE TRAN	SFER TAX	95-Oct-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-33-218-032-0000	20221001656582	0-991-211-088

* Total does not include any applicable penalty or interest due.

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UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

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

GRANTOR SECTION: CHARITA BINGHAM-PRUITT

The GRANTOR, CHARITA BINGHAM-PRUITT, now affirms that to the best of her knowledge, the GRANTEE, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE 8144 S. YALE AVE. REVOCABLE LIVING TRUST DATED SEPTEMBER 9TH, 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.

GRANTOR SIGNATURE ABOVE: CHARITA BINGHAM-PRUITT

× 9.30.2022

EDIDAY SEDTEMBED SOTH 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 CHARITA BINGHAM-PRUITT did ap year before me on SEPTEMBER 30TH, 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.

THE LAW OFFICES OF MARIO A. REED The Education Enquare

AFFIX NOTARY STAMP BELOW:

OFFICIAL SEAL
MARIO A REED
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 9/25/25

NOTARY PUBLIC SIGNATURE ABOVE:

Grantee Section: The now acting trustee, and any and all successor trustees of the 8144 S. Yale ave, revocable living trust dated september 9th, 2022

The AUTHORIZED AGENT FOR THE GRANTEE, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE 8144 S. YALE AVE. REVOCABLE LIVING TRUST DATED SEZ EMBER 9TH, 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 8144 S. YALE AVE. REVOCABLE LIVING TRUST DATED SEPTEMBER 9TH, 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.

GRANTEE SIGNATURE ABOVE: AGENT FOR THE NOW ACTING TRUSTEE, ANY AND ALL SUCCESSOR TRUSTEES OF THE 8144 S. YALE AVE. REVOCABLE LIVING TRUST DATED SEPTEMBER 9TH, 2022

FRIDAY, SEPTEMBER 30TH, 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 nereby now swear and affirm that the AUTHORIZED AGENT OF THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE 8144 S. YALE AVE. REVOCABLE LIVING TRUST DATED SEPTEMBER 9TH, 2022 did appear before me on SEPTEMBER 30TH, 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:

THE LAW OFFICES OF

The Education Esq

NOTARY PUBLIC SIGNATURE ABOVE:

OFFICIAL SEAL
MARIO A REED
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 9/25/25

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.

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