

UNOFFICIAL COPY

Doc#: 2230713213 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/03/2022 03:34 PM Pg: 1 of 4

WARRANTY DEED IN TRUST

Dec ID 20220901634348

City Stamp 0-706-193-744

THIS INDENTURE WITNESSETH, that the **GRANTOR, Christine C. George**, an unmarried person, of the City of Chicago, in the County of Cook, and State of Illinois, for and in consideration of \$10.00 in hand paid, conveys and warrants unto the **GRANTEE, Christine C. George, as Trustee of the George Living Trust u/a/d September 27, 2022, whose address is 4310 N. Troy St. Chicago IL 60618, Chicago, County of Cook, Illinois 60618**, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT NINETEEN (19) AND THE SOUTH HALF OF LOT EIGHTEEN (18) IN BLOCK ONE (1) IN SUBDIVISION BY CHARLES N. HALE OF THE NORTHWEST QUARTER OF THE WEST HALF OF THE WEST HALF OF THE SOUTH WEST QUARTER OF SECTION THIRTEEN (13) TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: Covenants, conditions, and restrictions of record; public utility easements; all zoning and building ordinances; real estate taxes not yet due and payable.

Permanent Index Number: 13-13-300-030-0000
Address of Real Estate: 4310 N. Troy St., Chicago, Illinois 60618

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 resubdivide 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, pledge, or otherwise 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

UNOFFICIAL COPY

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 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 other 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, 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, 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 grantor hereby expressly waives and releases 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.

REAL ESTATE TRANSFER TAX

03-NOV-2022



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-13-300-030-0000 | 20220901634348 | 0-706-193-744

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

UNOFFICIAL COPY

In Witness Whereof, the grantor aforesaid does hereunto set her hand this September 27, 2022.

Christine C. George
Christine C. George

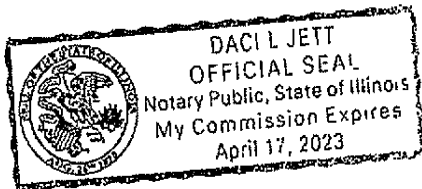
Exempt under the provisions of paragraph E, section 31-45, Real Estate Transfer Tax Act.

Christine C. George
Christine C. George

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Christine C. George, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this September 27, 2022.



Daci L. Jett
(Notary Public)

Prepared By and Mail To:

Daci L. Jett, Daci Jett Law, LLC, 708 Church Street, Ste 239, Evanston, Illinois 60201, Attorney for Christine C. George

Name and Address of Taxpayer / Address of Property:

Christine C. George, 4310 N. Troy St., Chicago, Illinois 60618

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

Christine C. George

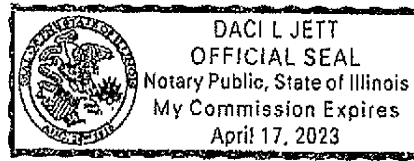
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: September 27, 2022

Signature of Grantor or Agent: Christine C. George
Christine C. George

Subscribed and sworn to before me this September 27, 2022.

Dain L. Jett
Notary Public



George Living Trust

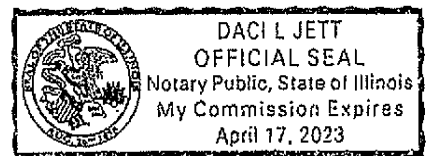
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: September 27, 2022

Signature of Grantee or Agent: Christine C. George
Christine C. George, Trustee

Subscribed and sworn to before me this September 27, 2022.

Dain L. Jett
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.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]