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2232715018

This Instrument was prepared by
and after recording, please mail to:
THOMAS A. JEFSON, ESQ.
Robbins DiMonte, Ltd.
180 North LaSalle Street, Suite 3300
Chicago, Illinois 60601

Doc# 2232715018 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/23/2022 12:05 PM PG: 1 OF 4

Mail Subsequent Tax Bills to:
Scott Kapp and Sunshine Kapp
3053 N. Kenmore
Chicago, Illinois 60657

DEED IN TRUST

THE GRANTORS, **SCOTT H. KAPP** and **SUNSHINE KAPP**, each in his or her own right and as husband and wife, of 3053 N. Kenmore, Chicago, Illinois, County of Cook, for and in consideration of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, **CONVEY AND WARRANT** to **SCOTT H. KAPP**, not personally, but as Trustee of the **SCOTT H. KAPP TRUST DATED November 28, 2000**, and all and every Successor Trustee or Trustees, an undivided one-half interest, and to **SUNSHINE KAPP**, not personally, but as Trustee of the **SUNSHINE KAPP DECLARATION OF TRUST DATED July 26, 2022** and all and every Successor Trustee or Trustees, an undivided one-half interest, to be held as Tenants by the Entirety, in the following described Real Estate situated in the COUNTY of COOK, in the STATE of ILLINOIS, to-wit:

See Exhibit "A" attached hereto and made a part hereof

PROPERTY: 305³N. Kenmore, Chicago, Illinois 60657

PIN: 14-29-210-002-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

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 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


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EXHIBIT "A"

LOT 45 IN THE SUBDIVISION OF BLOCK 8 IN SUBDIVISION OUT LOTS 2 AND 3 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY: 3053 N. Kenmore, Chicago, Illinois 60657

PIN: 14-29-210-002-0000

REAL ESTATE TRANSFER TAX		23-Nov-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-29-210-002-0000 20221101695743 0-052-716-880		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		23-Nov-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-29-210-002-0000 20221101695743 1-50-575-052		

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STATEMENT OF GRANTOR / GRANTEE

The grantor or grantor's agent affirms that, to the best of his 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 title to real estate under the laws of the State of Illinois.

Dated: November 21, 2022

Signature: *Emily Kaminski*
Grantor or Grantor's Agent

Subscribed and sworn to before me by the said AGENT EMILY KAMINSKI this 21 day of November, 2022
Catherine B. Irby
Notary Public

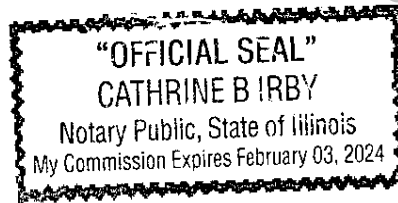


The grantee or grantee's agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: November 21, 2022

Signature: *Emily Kaminski*
Grantee or Grantee's Agent

Subscribed and sworn to before me by the said AGENT EMILY KAMINSKI this 21 day of November, 2022
Catherine B. Irby
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.)