

Doc#. 2300610035 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/06/2023 10:06 AM Pg: 1 of 3

Dec ID 20221201622474
ST/CO Stamp 1-430-922-064
City Stamp 0-043-524-944

DEED IN TRUST

PREPARED BY AND MAIL TO:

Yudell and Lonoff, LLC
Attn: David E. Braden
400 Central Avenue, Suite 110
Northfield, IL 60093

MAIL SUBSEQUENT TAX BILLS TO:

Phyllis Kay Whitlock, Trustee
3470 N. Lake Shore Drive, Unit 7C
Chicago, Illinois 60657

THE GRANTOR, PHYLLIS KAY WHITLOCK, an unmarried individual of 3470 N. Lake Shore Drive, Apt. 7C, Chicago, Illinois, for and in consideration of Ten Dollars in hand paid, CONVEYS and QUITCLAIMS unto GRANTEE, PHYLLIS KAY WHITLOCK, not individually but as trustee of her declaration of trust, such trust being identified as follows, the PHYLLIS KAY WHITLOCK TRUST dated December 22, 2022, the Grantee being the sole trustee and sole primary beneficiary of her declaration of trust, and unto each and every successor or successors in trust under said declaration of trust, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NO. 7C, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO COLLECTIVELY AS "PARCEL"): THAT PART OF THE SOUTHERLY 40 FEET OF LOT 37 LYING SOUTHWESTERLY OF THE WEST LINE OF SHERIDAN ROAD (EXCEPTING THEREFROM THE WESTERLY 54.75 FEET) IN BLOCK 13 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 BOTH INCLUSIVE AND 33 TO 37 BOTH INCLUSIVE IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO

THE NORTHERLY 25 FEET MEASURED AT RIGHT ANGLES WITH NORTHERLY LINE THEREOF OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF LOT 1 IN THE SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 BOTH INCLUSIVE AND 33 TO 37 BOTH INCLUSIVE IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT WITH THE WESTERLY LINE OF SHERIDAN ROAD; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 150 FEET; THENCE SOUTHERLY TO A POINT IN THE SOUTH LINE OF SAID LOT DISTANT 190 FEET EASTERLY FROM THE WESTERLY LINE OF SAID LOT AND BEING ON THE NORTHERLY LINE OF HAWTHORNE PLACE; THENCE EASTERLY ALONG THE

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SOUTHERLY LINE OF SAID LOT 150.84 FEET TO THE WESTERLY LINE OF SHERIDAN ROAD 298.96 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY COSMOPOLITAN NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST NO. 15666 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 20446824, AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TORRENS TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 2380325, ON APRIL 1, 1968; TOGETHER WITH AN UNDIVIDED 1.565% INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF SURVEY).

PERMANENT REAL ESTATE INDEX NUMBER: **14-21-306-038-1012**

ADDRESS OF REAL ESTATE: **3470 N. Lake Shore Drive, Unit 7C, Chicago, Illinois 60657**

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said declaration of trust set forth.

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.

In Witness Whereof, Grantor has hereunto set her hand and seal this 22 day of December, 2022.

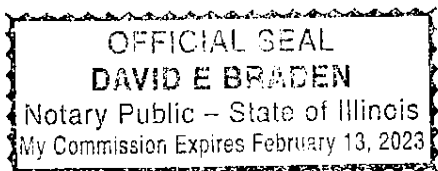
By: Phyllis Kay Whitlock
Phyllis K. Whitlock, also known as
Phyllis Kay Whitlock

COUNTY-ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF
PARAGRAPH e, SECTION 31-45, REAL ESTATE
TRANSFER TAX LAW

DATED: 12-22-22 [Signature], Atty.

State of Illinois, County of Cook; ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PHYLLIS K. WHITLOCK, also known as Phyllis Kay Whitlock, personally known to me or who presented photograph state identification proving her to be the same 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. WITNESS my hand and official seal in the County and State last aforesaid this 22 day of December, 2022.



[Signature]
Notary Public

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or her agent affirms that, to the best of her knowledge, the names of the **grantees** 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, 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.

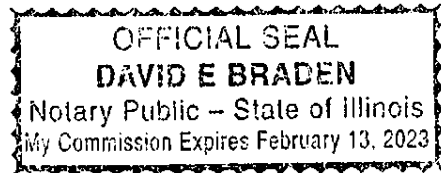
Dated: 22 day of December, 2022

Phyllis Kay Whitlock
Grantor / Agent

Subscribed and sworn to before me by the said Phyllis Kay Whitlock

This 22 day of December, 2022

Notary Public: David Braden



Impress seal here

The **grantees** or their agent affirm and verify that the name of the **grantees** 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.

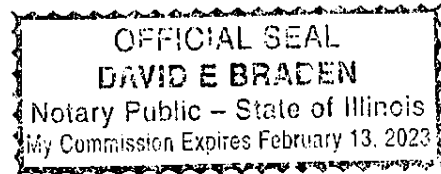
Dated: 22 day of December, 2022

Phyllis Kay Whitlock
Grantees / Agent

Subscribed and sworn to before me by the said Phyllis Kay Whitlock

This 22 day of December, 2022

Notary Public: David Braden



Impress seal here

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.