

UNOFFICIAL COPY

ILLINOIS DEED IN TRUST

PURSUANT TO 760 ILCS 3/

ILLINOIS TRUST CODE

PROPERTY IDENTIFICATION NUMBER:

25-20-121-021-0000

COMMONLY REFERRED TO ADDRESS:

11405 SOUTH BISHOP STREET

CHICAGO, ILLINOIS 60643

LAKE TOWNSHIP

ILLINOIS DEED IN TRUST PURSUANT TO §760 ILCS 3/ET SEQ. ILLINOIS TRUST CODE

NOW COMES THE GRANTOR (OWNING A 100% INTEREST BASED ON DOC #2223022007):

GRANTOR: STATIA POLLARD-JONES (aka STATIA JONES) (an UNMARRIED WOMAN)

of 11405 SOUTH BISHOP STREET, CHICAGO, ILLINOIS 60643, 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 JANUARY IN THE YEAR 2023 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

11405 S. BISHOP ST. REVOCABLE LIVING

TRUST DATED JANUARY 2ND, 2023

OF 11405 S. BISHOP ST., CHICAGO, IL. 60643

THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT:

COMMONLY REFERRED TO ADDRESS: 11405 S. BISHOP ST., CHICAGO, ILLINOIS 60643

PROPERTY INDEX NUMBER: 25-20-121-021-0000 | 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

PAGE 1 OF 4 including GGA



Doc# 2303406196 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/03/2023 01:33 PM PG: 1 OF 4



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire.

www.lawofficesofmarioareed.com

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ILLINOIS DEED IN TRUST PURSUANT TO §760 ILCS 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 STATIA POLLARD-JONES (aka STATIA JONES) ACQUIRED BY THE EXECUTOR'S DEED RECORDED WITH THE COOK COUNTY CLERK'S OFFICE ON AUGUST 18TH, 2022, WITH DOCUMENT NUMBER 2223022007.

Finally, the GRANTOR: STATIA POLLARD-JONES (aka STATIA JONES) does now hereby WAIVE & RELEASE ALL RIGHTS 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 11405 S. BISHOP ST. REVOCABLE LIVING TRUST, DATED JANUARY 2ND, 2023, LOCATED AT 11405 S. BISHOP STREET, CHICAGO, ILLINOIS 60643 in FEE SIMPLE. Also, this DEED IN TRUST PURSUANT TO §760 ILCS 3/ET SEQ is EXEMPT OF ALL REAL ESTATE TRANSFER TAXES 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.

x [Handwritten Signature]

GRANTOR: STATIA POLLARD-JONES (aka STATIA JONES)
OWNER OF RECORD

[Handwritten Date: 1-30-2023]
MONDAY, JANUARY 30TH, 2023

NOTARY VERIFICATION SECTION

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



THE LAW OFFICES OF
MARIO A. REED
The Education Esquire

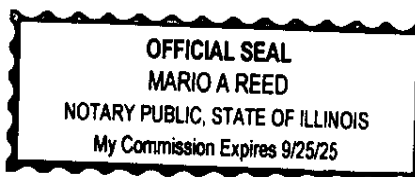
www.lawofficesofmarioareed.com

I, MARIO A. REED, ESQ., A NOTARY PUBLIC in the STATE OF ILLINOIS and the COUNTY OF COOK do hereby swear and affirm that STATIA POLLARD-JONES (aka STATIA JONES) appeared before me on JANUARY 30TH, 2023 and affixed her respective signature to the foregoing DEED IN TRUST under her own free and voluntary act while free from any undue influence.

PLEASE STAMP NOTARY STAMP OR SEAL BELOW:

[Handwritten Signature]
SIGNATURE OF NOTARY PUBLIC ABOVE:

PAGE 2 OF 4 including GGA



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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

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

GRANTOR SECTION: STATIA POLLARD-JONES

The GRANTOR, STATIA POLLARD-JONES, now affirms that to the best of her knowledge, the GRANTEE, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE 11405 S. BISHOP ST. REVOCABLE LIVING TRUST DATED JANUARY 2ND, 2023 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.

Statia Pollard-Jones

GRANTOR SIGNATURE ABOVE: STATIA POLLARD-JONES

1-30-2023

MONDAY, JANUARY 30TH, 2023:

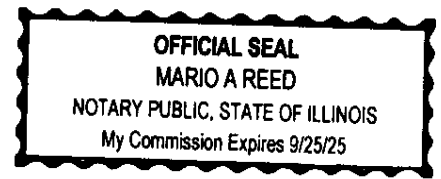
GRANTOR NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, MARIO A. REED, ESQ., A NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that STATIA POLLARD-JONES did appear before me on JANUARY 30TH, 2023, and affixed her respective signature to the above STATEMENT BY GRANTOR under her own free and voluntary act, while free from any undue influence.

AFFIX NOTARY STAMP BELOW:

Mario A. Reed

NOTARY PUBLIC SIGNATURE ABOVE:



GRANTEE SECTION: THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE 11405 S. BISHOP ST. REVOCABLE LIVING TRUST DATED JANUARY 2ND, 2023

The AUTHORIZED AGENT FOR THE GRANTEE, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE 11405 S. BISHOP ST. REVOCABLE LIVING TRUST DATED JANUARY 2ND, 2023 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 11405 S. BISHOP ST. REVOCABLE LIVING TRUST DATED JANUARY 2ND, 2023 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.

Statia Pollard-Jones

GRANTEE SIGNATURE ABOVE: AGENT FOR THE NOW ACTING TRUSTEE, ANY AND ALL SUCCESSOR TRUSTEES OF THE 11405 S. BISHOP ST. REVOCABLE LIVING TRUST DATED JANUARY 2ND, 2023

1-30-2023

MONDAY, JANUARY 30TH, 2023:

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 hereby now swear and affirm that the AUTHORIZED AGENT OF THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE 11405 S. BISHOP ST. REVOCABLE LIVING TRUST DATED JANUARY 2ND, 2023 did appear before me on JANUARY 30TH, 2023, 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:

Mario A. Reed

NOTARY PUBLIC SIGNATURE ABOVE:



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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ILLINOIS DEED IN TRUST PURSUANT TO §760 ILCS 3/EI SEQ. ILLINOIS TRUST CODE ACT PAGE 3

ATTACHED LEGAL DESCRIPTION

LOT TWENTY-NINE (29) AND THIRTY (30) IN BLOCK EIGHTY-TWO (82) IN ROGER'S SUBDIVISION OF BLOCKS EIGHTY (80), EIGHTY-ONE (81), EIGHTY-TWO (82), EIGHTY-THREE (83), EIGHTY-FOUR (84), AND EIGHTY-FIVE (85) WITH OTHER PROPERTY IN WASHINGTON HEIGHTS IN THE WEST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION TWENTY (20), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ILLINOIS, COOK COUNTY & CHICAGO MUNICIPAL TRANSFER TAX STAMPS**REAL ESTATE TRANSFER TAX**

03-Feb-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

25-20-121-021-0000

| 20230201645813 | 0-235-837-264

REAL ESTATE TRANSFER TAX

03-Feb-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

25-20-121-021-0000 | 20230201645813 | 1-645-320-016

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