## UNOFFICIAL COPINI

TRUSTEE'S DEED IN TRUST - WARRANTY

THIS INDENTURE
WITNESSETH that the Grantor,
BARBARA A. NEU, Trustee under
THE NIKOLAUS W. NEU and
BARBARA A. NEU TRUST
DATED FEBRUARY 15<sup>th</sup>, 2008, for
and in consideration of Ten and
no/100 (\$10.00) and other good and

Dor# 2304022041 Fee \$88.00

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

KAREN A. YARBROUGH

DATE: 02/09/2023 02:19 PM PG: 1 OF 3

valuable consideration in hand paid, conveys and warrants unto KARI ANNE NEU, Trustee under THE BARBARA ANN NEU IRREVOCABLE TRUST DATED AUGUST 31<sup>st</sup>, 2022, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 1 IN THE SUBDIVISION OF THE WEST HALF OF LOT 1 (EXCEPT THE EAST 165.16 FEET THEREOF) OF SELLER'S SUBDIVISION OF THE SOUTH EAST QUARTER OF THE NORTH WEST QUARTER OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL LINOIS.

Commonly known as 3659 North Hoyne, Chicago, Illinois 60618

PIN: 14-19-130-001-0000

TO HAVE AND TO HOLD the said premises with the expurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

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 to 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 require 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 purpos 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.

REAL ESTATE TRANSFER TAX		06-Feb-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-19-130-001-0000	20220801626228	2-127-615-824

<sup>\*</sup> Total does not include any applicable penalty or interest due.

TAY	09-1	eb-2023
REAL ESTATE TRANSFER TA	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
	20220801626228   2-144-	253-776
14 10 130-001-0000	20220801626220 1 2	

## **UNOFFICIAL COPY**

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, the Grantor has hereunto set her hand and seal this 31st day of August, 2022.

BARBARA A. NEU (SEAL

THIS TRANSACTION IS FOR LESS THAN \$100 CONSIDERATION AND EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

8-31-22	17		Dabou & Su	
Date		0,5	Buyer, Seller or Representative	
STATE OF ILLINOIS	)			
COUNTY OF COOK	)	SS O		

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BARBARA A. NEU, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before not 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 official seal this 31st day of August, 2002

OFFICIAL SEAL
CRAIG A JANAS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 01/07/2025

Notary Public

THIS INSTRUMENT PREPARED BY:

Attorney Craig A. Janas 28 Bay Reef Drive South Barrington, Illinois 60010 GRANTEE'S ADDRESS/RETURN/MAIL TAX BILLS TO:

KARI ANNE NEU, Trustee 3657 N HOYNE AVE CHICAGO, IL 60618-4916

	Real Estate Transfer Tax Law 35 ILCS 200/31-46	
sub par	and Cook County Ord. 93-0-27 per.	-

Sign.

2304022041 Page: 3 of 3

## **UNOFFICIAL COPY**

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his 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 _ 8- 2/, 2022	Signature: Babaugunden
	Agent
Subscribed and sworp to before me by the	- Access
said <u>B. Nev</u> this 31 day of <u>Aug.</u> , 2022.	OFFICIAL SEAL CRAIG A JANAS
7:02/	NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 01/07/2025
Notary Public Can La Jane	

The grantee or his 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 8-3/, 2022 Signature: Brukowy An

Subscribed and sworn to before me by the

said B. NEV this 3/ day of  $A_{U6}$  . 2022.

Notary Public Cessey & Janus

OFFICIAL SEAL
CRAIG A JANAS
NOTARY PUBLIC: STATE OF ILLINOIS
MY COMMISSION EXPIRES: 01/07/2025

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)