



2304022041D

Doc# 2304022041 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

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

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 15th, 2008, for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants unto KARI ANNE NEU, Trustee under THE BARBARA ANN NEU IRREVOCABLE TRUST DATED AUGUST 31st, 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, ILLINOIS.

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 appurtenances 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 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.

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

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

REAL ESTATE TRANSFER TAX		09-Feb-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-19-130-001-0000 | 20220801626228 | 2-144-253-776

UNOFFICIAL COPY

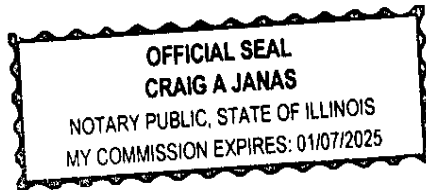
STATEMENT BY GRANTOR AND GRANTEE

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 8-31, 2022

Signature: *Babaudunsky*
Agent

Subscribed and sworn to before me by the said B. Neu this 31 day of Aug., 2022.



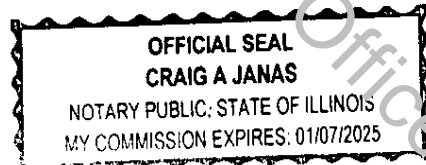
Notary Public *Craig A. Janas*

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 8-31, 2022

Signature: *Babaudunsky*
Agent

Subscribed and sworn to before me by the said B. Neu this 31 day of Aug., 2022.



Notary Public *Craig A. Janas*

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.)