

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

MAIL TO:

Hess Law Firm, LLC.
3601 West Algonquin Road, Suite 990
Rolling Meadows, IL 60008

SEND SUBSEQUENT TAX BILLS TO GRANTEES ADDRESS:

Laurel Ann Lewis-Morris and Derrick Morris
1469 Saddleridge Place
Bartlett, Illinois 60103

THE GRANTOR, Ann Lewis-Morris, of 1469

Saddleridge Place, Village of Bartlett, County of DuPage, State of Illinois, 60103, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, convey and warrant unto **Laurel Ann Lewis-Morris and Derrick Arthur Morris, as Co-Trustees of the Laurel Ann Lewis-Morris and Derrick Arthur Morris Joint Revocable Trust dated August 27, 2022**, and all and every Successor Trustee in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

UNIT 1837-SF, P-4 IN THE 1837 N. HARLEM CONDOMINIUMS, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 31 IN BRITIGAN'S ARMITAGE AVENUE SUBDIVISION OF THE NORTHWEST 1/4 OF THE WEST 88.45 ACRES OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM DATED JUNE 9, 2006, AND RECORDED ON JUNE 9, 2006, AS DOCUMENT NUMBER 0616032047, AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 13-31-307-036-1001 and 13-31-307-036-1010

Address(es) of Real Estate: 1837 N. Harlem Ave., Units SF and P-4, Chicago, Illinois 60707

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.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to said successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or

For Recorder's Use Only



Doc# 2306722024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/08/2023 10:08 AM PG: 1 OF 4

REAL ESTATE TRANSFER TAX 08-Mar-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

13-31-307-036-1001 | 20230301666296 | 0-327-557-328

REAL ESTATE TRANSFER TAX

08-Mar-2023



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

13-31-307-036-1001 | 20230301666296 | 0-969-941-200

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

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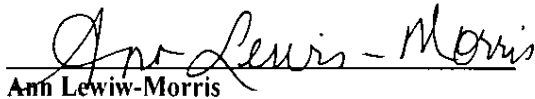
assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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 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.

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. If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

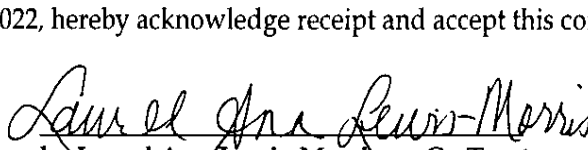
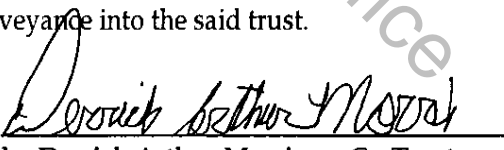
And said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In witness whereof, the grantors aforesaid have hereunto set their hand and seal this 27th day of August, 2022.


Ann Lewis-Morris

ACKNOWLEDGEMENT AND ACCEPTANCE BY TRUSTEE(S) OF TRANSFER

The Grantees, Laurel Ann Lewis-Morris and Derrick Arthur Morris, as Co-Trustees under the provisions of the Lauren Ann Lewis-Morris and Derrick Arthur Morris Joint Revocable Trust dated August 27, 2022, hereby acknowledge receipt and accept this conveyance into the said trust.

 
by Laurel Ann Lewis-Morris, as Co-Trustee by Derrick Arthur Morris, as Co-Trustee

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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

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 9 | 14 | 2022

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

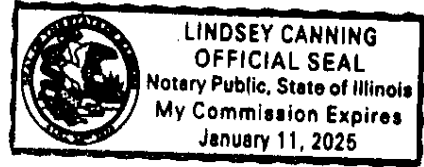
Lindsey Canning

By the said (Name of Grantor): Ann Lewis-Morris

AFFIX NOTARY STAMP BELOW

On this date of: 9 | 14 | 2022

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 9 | 14 | 2022

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

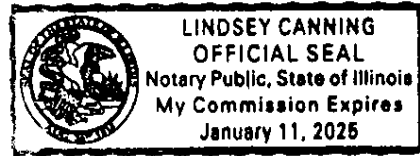
Lindsey Canning

By the said (Name of Grantee): Laurel Ann Lewis-Morris & Derrick Arthur Morris of the joint revocable trust

AFFIX NOTARY STAMP BELOW

On this date of: 9 | 14 | 2022

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE

Pursuant to Section **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 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)