

# UNOFFICIAL COPY

## DEED IN TRUST

THE GRANTORS, Andrew B. Richardson and Tehemina G. Richardson, husband and wife, of 2245 Asbury Ave, Evanston, County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00), CONVEY and QUIT CLAIM to Andrew Richardson and Tehemina Gagrath Richardson as co-Trustees under the terms and provisions of a Certain Declaration of Trust dated February 19, 2023, and known as the RICHARDSON FAMILY TRUST, of 2245 Asbury Ave, Evanston, IL, and to any and all successors as Trustee appointed under said Agreement, or who may be legally appointed, of which Andrew Richardson and Tehemina Gagrath Richardson, husband and wife, are the primary beneficiaries, not as tenants in common, and not as joint tenants, but as tenants by the entirety.



\*2308122018D\*

Doc# 2308122018 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/22/2023 11:59 AM PG: 1 OF 5

The following described real estate, situated in the County of Cook, State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

### SUBJECT TO:

Covenants, conditions and restrictions of record, provided that the same are not violated by existing improvements or uses, contain no provision of forfeiture or reversion, and do not materially lessen the value of the property; public and utility easements and roads and highways, if any, provided that the same are not violated by existing improvements or uses, contain no provision of forfeiture or reversion, and do not materially lessen the value of the property;

Permanent Index Number: 11-07-113-002-0000

Property Commonly Known As: 2245 Asbury Ave, Evanston, IL 60201

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, and or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if

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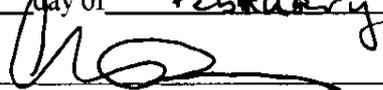
said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

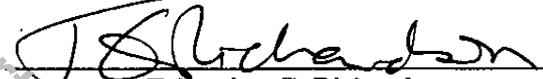
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition" or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors do hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 19 day of February, 2023

  
\_\_\_\_\_  
Andrew B. Richardson

  
\_\_\_\_\_  
Tehemina G. Richardson

State of Illinois )  
                          ) ss.  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Andrew B. Richardson and Tehemina G. Richardson personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 19<sup>th</sup> day of February, 2023

  
\_\_\_\_\_  
Notary Public

Prepared by: Navreet Kaur Heneghan, Esq., 402 S Ahrens Ave., Lombard, IL 60148  
Mail to: Andrew and Tehemina Richardson, 2245 Asbury Ave, Evanston, IL 60201  
Send Tax Bills To: Andrew and Tehemina Richardson, 2245 Asbury Ave, Evanston, IL 60201

REAL ESTATE TRANSFER TAX		22-Mar-2023
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

11-07-113-002-0000 | 20230201656841 | 1-949-026-512

CITY OF EVANSTON  
EXEMPTION



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## EXHIBIT A LEGAL DESCRIPTION 2245 Asbury Ave, Evanston, IL 60201

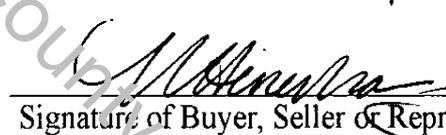
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF ASBURY AVENUE 50 FEET SOUTH OF ITS INTERSECTION WITH THE SOUTH LINE OF GRANT STREET RUNNING THENCE EAST PARALLEL WITH THE SOUTH LINE OF GRANT STREET 100 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF ASBURY AVENUE 46.75 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF NOYES STREET 100 FEET TO THE EAST LINE OF ASBURY AVENUE; THENCE NORTH ALONG THE EAST LINE OF ASBURY AVENUE 45.45 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

\*\*Exempt under 35 ILCS 200/31-45 paragraph e  
Section 4, Real Estate Transfer Act

Date: 2/19/23

  
Signature of Buyer, Seller or Representative

Property of Cook County Clerk's Office

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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: 2 | 19 | 20 23

SIGNATURE: J Richardson  
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: Navreet Heneghan

By the said (Name of Grantor): Teremina G Richardson

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 19 | 20 23

NOTARY SIGNATURE: Navreet Heneghan



### 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: 2 | 19 | 20 23

SIGNATURE: J Richardson  
GRANTEE or AGENT

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

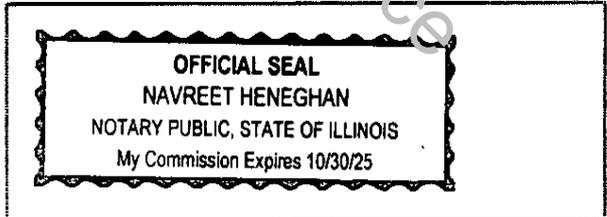
Subscribed and sworn to before me, Name of Notary Public: Navreet Heneghan

By the said (Name of Grantee): Teremina G Richardson

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 19 | 20 23

NOTARY SIGNATURE: Navreet Heneghan



**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)**)

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DATED: 2 | 19 | 20 23

SIGNATURE: [Signature]

GRANTOR or AGENT

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

By the said (Name of Grantor): Andrew B Richardson

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 19 | 20 23

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

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DATED: 2 | 19 | 20 23

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: Navreet Heneghan

By the said (Name of Grantee): Andrew B Richardson

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 19 | 20 23

NOTARY SIGNATURE: [Signature]



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