

# UNOFFICIAL COPY

Doc#: 2308746096 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/28/2023 10:45 AM Pg: 1 of 5

## WARRANTY DEED IN TRUST

Dec ID 20230301680179

City Stamp 1-868-441-808

THE GRANTOR, BERTHA RIOS, divorced and not since remarried, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), CONVEYS and WARRANTS to GRANTEE, BERTHA S. RIOS, as Trustee, or her successors in trust, of the BERTHA S. RIOS REVOCABLE TRUST dated March 8, 2023, of Chicago, Illinois, all of my right, title and interest in and to the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

To have and to hold the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement set forth.

PIN: 25-22-213-037-0000

Commonly known as: 11226 South Champlain Avenue, Chicago, Illinois 60628

DATED this 22<sup>nd</sup> day of March, 2023.

Bertha Rios  
BERTHA RIOS

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 BERTHA RIOS, divorced and not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 22<sup>nd</sup> day of March, 2023.

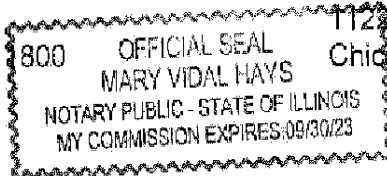
SEAL

Mary V. Hays  
Notary Public

This document was prepared by  
and after recording mail to:  
Mary V. Hays, Esq.  
Much Shelist  
191 North Wacker Drive, Suite 800  
Chicago, Illinois 60606

Send subsequent tax bills to:

Bertha S. Rios, Trustee  
11226 South Champlain Avenue  
Chicago, Illinois 60628



# UNOFFICIAL COPY

Exempt under provisions of Par. E, Sec. 200/31-45, Real Estate Transfer Tax Act and Cook County Ordinance 95104, Paragraph E

3-22-2023  
Date

  
Agent for Grantor and Grantee

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

### Legal Description

Lot 12 in Block 7 in the Original Town of Pullman, being a subdivision of the part of the Northeast 1/4 of Section 22, Township 37 North, Range 14 East of the Third Principal Meridian, North of the Indian Boundary Line lying East of the Easterly line of the right of way of the Illinois Central Railroad in Cook County, Illinois.

PIN: 25-22-213-037-0000

Commonly known as: 11226 South Champlain Avenue, Chicago, Illinois 60628

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

**REAL ESTATE TRANSFER TAX** 23-Mar-2023



<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

25-22-213-037-0000 | 20230301680179 | 1-868-441-808

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

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 the 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 March 22, 2023

Signature: *Mary Hays*  
Grantor or Agent

Subscribed and sworn to before me by the said Agent - Mary Hays this 22nd day of March, 2023.



Notary Public: *Alethea Funk*

The grantee or his/her 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 March 22, 2023

Signature: *Mary Hays*  
Grantee or Agent

Subscribed and sworn to before me by the said Agent - Mary Hays this 22nd day of March, 2023.



Notary Public: *Alethea Funk*

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