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ILLINOIS STATUTORY
DEED IN TRUST

Doc# 2310125039 Fee \$93.00

MAIL TO: John J. Westra
370 S. Schmale Road
Carol Stream, IL 60188

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/11/2023 02:00 PM PG: 1 OF 5

NAME & ADDRESS OF TAXPAYER:
Mr. & Mrs. William Cooper
6846 S. Paxton Ave., Unit 1
Chicago, IL 60649

THE GRANTORS, WILLIAM A. COOPER & NATASHA T. COOPER of 6846 S. Paxton Ave., Unit 1, Chicago, IL 60649 in the County of Cook, State of Illinois, for and in consideration of Ten and no/100ths dollars (\$10.00), Convey and Quit Claim to **WILLIAM A. COOPER & NATASHA T. COOPER, TRUSTEES OF THE WILLIAM A. COOPER & NATASHA T. COOPER JOINT REVOCABLE LIVING TRUST DATED MAY 25, 2022**, and any amendments thereto, GRANTEES, of 6846 S. Paxton Ave., Unit 1, Chicago, IL 60649 (hereinafter referred to as "said Trustee," regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of DuPage and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT INDEX NUMBER: 17-21-414-011-1167

COMMONLY KNOWN AS: 1935 S. Archer Ave, 521, Chicago, IL 60616

Subject to real property taxes, and valid easements, covenants, conditions and restrictions of record.

To have and to hold, the Property with the appurtenances upon the trusts and for the uses and purposes set out in this deed and in the terms and provisions of said revocable living trust agreement. Full power and authority is hereby granted to the Trustee to improve, manage, protect and subdivide the property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide the 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 the Property or any part thereof to a successor or successors in trust or to the trustee of any other trust and to grant to such successor or successors in trust, or other trustee, all the title, estate, powers and authorities vested in the Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber the Property, or any part thereof, to lease the Property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and or any period or periods of time, 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

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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 the present or future rentals, to partition or to exchange the Property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey assign any right, title or interest in or about or easement appurtenant to the Property or any part thereof, and to deal with the 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.

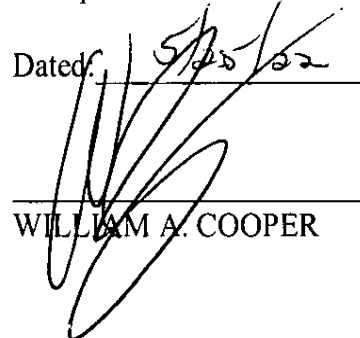
In no case shall any party dealing with the Trustee in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on the Property, 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 the 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 the Trustee conveyance, lease or other instrument, (a) that at this time of the delivery thereof the trust created by this indenture and by the 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 the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors 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 the 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.

To have and to hold, the Property together with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto Grantee and unto Grantee's successors-in-interest and assigns forever.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State in which said property is located, providing for the exemption of homesteads from sale on execution or otherwise.

Dated: 5/25/22


WILLIAM A. COOPER


NATASHA T. COOPER

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STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that WILLIAM A. COOPER & NATASHA T. COOPER, are 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 that they signed, sealed and delivered the said instrument as their free and voluntary act as such trustee, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 25 day of May, 2022.



Ann L. Hickey
Notary Public

My commission expires 5/16/23

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COUNTY - ILLINOIS TRANSFER STAMPS


Exempt Under Provision of Paragraph (e), Section 205/4
Real Estate Transfer Act.

Date: 5/25/2022

Signature: *William A. Cooper*



Prepared by:

Johnson, Westra, et al
370 S. Schmale Road
Carol Stream, IL 60188

REAL ESTATE TRANSFER TAX		23-Mar-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-21-414-011-1167 | 20230101635959 | 0-927-475-920

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

REAL ESTATE TRANSFER TAX		06-Apr-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-21-414-011-1167 | 20230101635959 | 1-786-512-592

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LEGAL DESCRIPTION

LOTS 1 TO 7 BOTH INCLUSIVE, TOGETHER WITH THE VACATED 30 FOOT ALLEY LYING EAST OF AND ADJOINING EAST LINE OF SAID LOT 6 AND LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5, BOTH INCLUSIVE, IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF TRUST OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421739021, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

P.I.N. 17-21-414-011-1167

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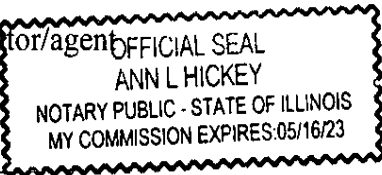
STATEMENT BY GRANTOR AND GRANTEE

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 May 25, 2022.

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said grantor/agent
This 25 day of May, 2022



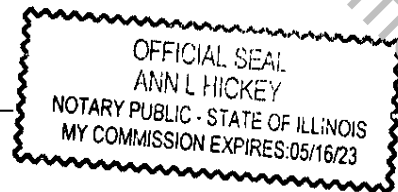
[Handwritten Signature]
Notary Public

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 May 25, 2022.

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said grantee/agent
This 25 day of May, 2022



[Handwritten Signature]
Notary Public

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.)