

TRUSTEE'S DEED
GENERAL

UNOFFICIAL COPY



Doc# 2311434008 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/24/2023 11:56 AM PG: 1 OF 3

THE GRANTOR, Kimberly Bester, as Successor Trustee of the Shirley M. Cosey Revocable Living Trust dated the 26th day of May 2022 and designed as trust number N/A, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of \$10.00 in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, convey and quit claims to Kimberly Bester, whose address is 1200 N. Gateway Blvd., Apt. 5121, Forney, Texas 75126, of the County of Kaufman, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:


Lot 28 in Block 28 in 2nd Addition to Sheldon Heights, being a Subdivision of the West Half of the East Quarter of the West Half (Except the East 8 Feet of the North 33 Feet and South 33 Feet) and the East Half of the West Half of the East Half of the West Half (Except the North 33 Feet and the South 33 Feet Thereof) of the North West Quarter of Section 21, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO:


hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 25-21-127-006-0000
Address of Real Estate: 11419 S. Lowe Avenue, Chicago, Illinois 60628

Dated this 19th day of April, 2023



Kimberly Bester, the Successor Trustee

REAL ESTATE TRANSFER TAX		24-Apr-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

25-21-127-006-0000 | 20230401602016 | 0-491-298-000

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

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. E and Cook County Ord. 33.0.27 par. E

Date 4/24/2023 Sign 

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STATE OF ILLINOIS, COUNTY OF COOK _____ SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Kimberly Bester

personally known to me to be the person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19th day of April, 2023



Shirley R. Tillman (Notary Public)

Prepared By:
Tillman & Tillman & Associates, P.C.
DeAndre D. Tillman
11212 S. Western Avenue – Suite 1
Chicago, Illinois 60643

Mail To:
Tillman & Tillman & Associates, P.C.
11212 S. Western Avenue – Suite 1
Chicago, Illinois 60643

REAL ESTATE TRANSFER TAX		24-Apr-2023
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

25-21-127-006-0000 | 2023-0401622016 | 1-434-098-896

Name and Address of Taxpayer/Address of Property:

Kimberly Bester
1200 N. Gateway Blvd., Apt. 5121
Forney, Texas 75126

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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: 4/19/2023

SIGNATURE: Kimberly Bester
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:

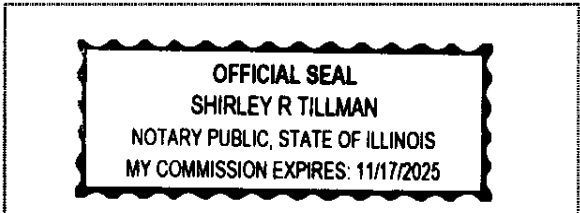
Shirley R. Tillman

By the said (Name of Grantor): Kimberly Bester

AFFIX NOTARY STAMP BELOW

On this date of: 4/19/2023

NOTARY SIGNATURE: Shirley R. Tillman



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: 4/19/2023

SIGNATURE: Vanessa Meek
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:

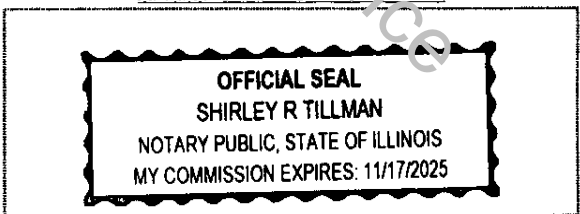
Shirley R. Tillman

By the said (Name of Grantee): Vanessa Meek

AFFIX NOTARY STAMP BELOW

On this date of: 4/19/2023

NOTARY SIGNATURE: Shirley R. Tillman



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)**