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This instrument prepared by
and after recording mail to:

Joseph A. Zarlengo, Esq.
Lawrence Kamin, LLC
300 S. Wacker Drive, Suite 500
Chicago, IL 60606

Send tax bills to:

Lynette D. Washington, Trustee
1654 West 92nd Place
Chicago, Illinois 60620



Doc# 2315657024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/05/2023 03:04 PM PG: 1 OF 4

QUIT CLAIM DEED IN TRUST

THE GRANTOR, LYNETTE D. WASHINGTON, a widow and not since remarried, of 1654 West 92nd Place, Chicago, Illinois 60620, County of Cook, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars, CONVEYS AND QUIT CLAIMS, to LYNETTE D. WASHINGTON, not individually, but as Trustee under the LYNETTE D. WASHINGTON LIVING TRUST DATED JULY 1, 2008, as Grantee, (hereinafter referred to as "said trustee", regardless of the number of trustees), of 1654 West 92nd Place, Chicago, Illinois 60620, and unto all and every successor or successors in trust under said trust agreement, all of the Grantor's interest in the following described real estate located in Cook County, State of Illinois, to wit:

LOTS 75 AND 76 IN BLOCK 4 IN JOHN A. PRESCOTT'S BEVERLY HILLS SUBDIVISION OF BLOCKS 4 AND 5 IN SUBDIVISION OF THE SOUTH 1/2 OF THAT PART OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF COLUMBUS CHICAGO AND INDIANA CENTRAL RAILROAD, IN COOK COUNTY, ILLINOIS.

Address: 1654 West 92nd Place, Chicago, Illinois 60620
PIN: 25-06-410-022-0000 AND 25-06-410-021-0000

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 and set forth herein.

In addition to the powers granted under the terms of said trust, full power and authority are hereby granted to said trustee or successor trustees to improve, manage, protect and subdivide said premises or any part thereof; 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 such 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

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otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to 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 contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part thereof, 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 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 or successor trustees 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 to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of the 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 said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained 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.

And the undersigned hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois providing the exemption of homesteads from sale on execution or otherwise.

(Signature Pages to Follow)

REAL ESTATE TRANSFER TAX	02-Jun-2023						
	<table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">COUNTY:</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>ILLINOIS:</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>TOTAL:</td> <td style="text-align: right;">0.00</td> </tr> </table>	COUNTY:	0.00	ILLINOIS:	0.00	TOTAL:	0.00
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ILLINOIS:	0.00						
TOTAL:	0.00						
25-06-410-022-0000	20230501619636 1-789-298-640						

REAL ESTATE TRANSFER TAX	02-Jun-2023						
	<table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">CHICAGO:</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>CTA:</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>TOTAL:</td> <td style="text-align: right;">0.00 *</td> </tr> </table>	CHICAGO:	0.00	CTA:	0.00	TOTAL:	0.00 *
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CTA:	0.00						
TOTAL:	0.00 *						

25-06-410-022-0000 | 20230501619636 | 1-050-893-008

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

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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.

Date: 15th day of May, 2023

By: [Signature], Grantor or Agent

SUBSCRIBED and SWORN to before me this 15th day of May, 2023.



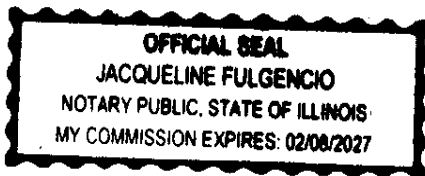
[Signature]
NOTARY PUBLIC
My commission expires: 02/08/2027

The grantee or her agent affirms that, to the best of 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 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.

Date: 15th day of May, 2023.

By: [Signature], Grantor or Agent

SUBSCRIBED and SWORN to before me this 15th day of May, 2023.



[Signature]
NOTARY PUBLIC
My commission expires: 02/08/2027

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 provisions of Section 5 of the Illinois Real Estate Transfer Act.]