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Doc#: 2319340220 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/12/2023 02:37 PM Pg: 1 of 4

Dec ID 20230701667983
ST/CO Stamp 1-058-635-472

WARRANTY DEED IN TRUST

The Grantors,

JAMES GERARD BAKER
and
AMANDA C. BAKER,

husband and wife of the County of Cook, the State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to:

JAMES G. BAKER and AMANDA C. BAKER, not individually but as Trustees of the **JAMES G. BAKER AND AMANDA C. BAKER REVOCABLE TRUST**, *ultra* dated July 11, 2023,

whose address is: 10835 Massasoit Avenue, Chicago Ridge, Illinois 60415, the following described real estate, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PIN: 24-17-414-036-0000;

ADDRESS: 10835 Massasoit Avenue, Chicago Ridge, Illinois 60415;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, to have and to hold the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreements. The interests of the husband and wife to the homestead property in trust are to be held as tenants by the entirety pursuant to the Joint Tenancy Act.

Full power and authority are hereby granted to said Trustees, jointly and severally, to improve, manage, protect, subdivide and to re-subdivide said 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 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 Trustees; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence *in praesenti* or *in futuro*, and upon any terms and for any period or periods of time not exceeding in the case of any single demise the term of 99 years, 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 of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; 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 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 Trustees, 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 this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustees, 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 Trustees 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 this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and

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limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said Trustees were 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, hers 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 said 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.

Dated: July 11, 2023

James Gerard Baker
James Gerard Baker

Dated: July 11, 2023

Amanda C Baker
Amanda C. Baker

ACCEPTANCE OF TRUSTEES



The undersigned trustees, being all of the trustees, accept the conveyance evidenced hereby.

James G. Baker
James G. Baker, trustee

Amanda C Baker
Amanda C. Baker, trustee

EXEMPT under the Real Estate Transfer Tax Law,
35 ILCS 200/31-45(e).

Dated: 07/11/2023: James G. Baker

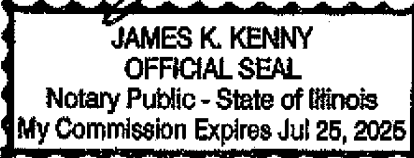
REAL ESTATE TRANSFER TAX		12-JUL-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
24-17-414-036-0000		20230701687983 1-058-635-472

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the state and county aforesaid, do hereby certify that JAMES GERARD BAKER and AMANDA C. BAKER, husband and wife, 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 acts, for the uses and purposes therein set forth, including the releases and waivers of the rights of homestead.

James K. Kenny
Notary Public

Dated: July 11, 2023



Prepared by/Mail to:

James K. Kenny
Attorney at Law
9759 Southwest Highway
Oak Lawn, IL 60453

Send tax bills to:

James G. Baker, Trustee
Amanda C. Baker, Trustee
10835 Massasoit Avenue
Chicago Ridge, IL 60415

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LEGAL DESCRIPTION

LOT 22 (EXCEPT THE NORTH 50 FEET) IN FRANK DELUGACH'S PARKSIDE MANOR, BEING A
SUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17,
TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their knowledge, the name of the grantees 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.

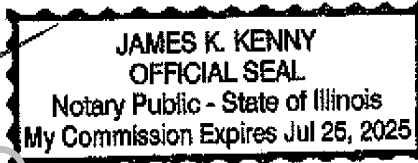
Dated: July 11, 2023

Signature: *James K. Kenny*
Agent

Subscribed and sworn to before me this 11th day of July, 2023.

Notary Public

James K. Kenny



The grantees or their agent affirms and verifies that the name of the grantees 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 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.

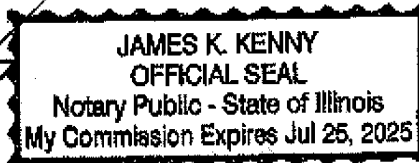
Dated: July 11, 2023

Signature: *James K. Kenny*
Agent

Subscribed and sworn to before me this 11th day of July, 2023.

Notary Public

James K. Kenny



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.