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Doc# 2319513027 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/14/2023 12:46 PM PG: 1 OF 4

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT the Grantors, Daniel Cook and Kimberly Cook, of the County of Cook and the State of Illinois, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable considerations in hand paid, receipt of which is hereby duly acknowledged, convey and warrant unto **Kimberly Ann Cook and Daniel Thomas Cook, Trustees of the Kimberly Ann Cook and Daniel Thomas Cook Living Trust dated August 20, 2020, and any amendments thereto**, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

THE WEST 50.45 FEET OF LOT 24 AND THE WEST 50.45 FEET OF THE SOUTH 1/2 OF LOT 23 IN BLOCK 1 IN ROOD'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Number: 14-20-113-044-0000

Commonly known as: 1440 W. Waveland Ave., Chicago, Illinois 60613

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trust, and for the uses and purposes herein and in the trust agreement set forth. This deed is made Subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Full power and authority is hereby granted to said trustee to subdivide and re-subdivide the real estate or any part thereof; to dedicate parks, streams, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion by leases to commerce in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges or any kind; to release, convey or assign any right, title or interest in or about easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate 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 real estate, 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 the trustee, or to be obliged or privileged to inquire into any or the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the trust agreement was in full force and effect, (b) that such conveyance of other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in the trust agreement or in any amendments thereof and bindings upon all beneficiaries. (c) that the trustee was duly authorized and empowered to execute and deliver every such deed,

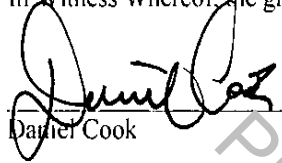
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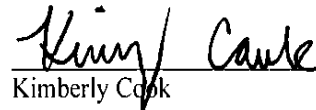
trust deed, lease, mortgage or other instruments and (d) in the conveyance is made to a successor or successors in trust that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate rights, powers, authorities, duties and obligations of it, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof as aforesaid.

And the said grantors hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sales on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 20th day of May, 2022.


Daniel Cook

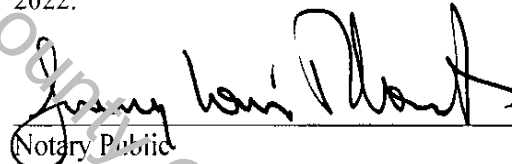

Kimberly Cook

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel Cook and Kimberly Cook 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 instrument as their 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 notarial seal this 20th day of May, 2022.

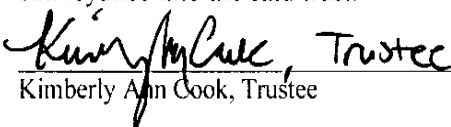



Notary Public

My commission expires: 3/3/26

TRUSTEE ACCEPTANCE

The Grantees, **Kimberly Ann Cook and Daniel Thomas Cook, Trustees of the Kimberly Ann Cook and Daniel Thomas Cook Living Trust dated August 20, 2020, and any amendments thereto**, hereby acknowledges and accepts this conveyance into the said trust.

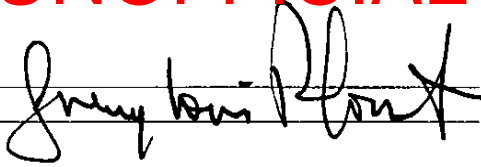

Kimberly Ann Cook, Trustee


Daniel Thomas Cook, Trustee



Mail this recorded instrument to: Kimberly Ann Cook and Daniel Thomas Cook, Trustees of the Kimberly Ann Cook and Daniel Thomas Cook Living Trust 1415 W. Roscoe St. Unit 2 Chicago, IL 60657	Mail subsequent tax bills to: Kimberly Ann Cook and Daniel Thomas Cook, Trustees of the Kimberly Ann Cook and Daniel Thomas Cook Living Trust 1415 W. Roscoe St. Unit 2 Chicago, IL 60657	This instrument was prepared by: Everyday Legal LLC 5153 N Clark Street, #226 Chicago, IL 60640 (312) 975-7771
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NOTARY SIGNATURE:




(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)

REAL ESTATE TRANSFER TAX		14-Jul-2023
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
14-20-113-044-0000 20230701666861 1-233-551-824		

REAL ESTATE TRANSFER TAX		14-Jul-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-20-113-044-0000 | 20230701666861 | 1-744-339-408

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

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45	
sub par. <u>E</u>	and Cook County Ord. 93-0-27 par. <u>4</u>
Date <u>7/14/23</u>	Sign. 

Property of Cook County Clerk's Office

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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: May 20, 2022

Signature:

Daniel Cook
Grantor or Agent

Signature:

Kimberly Cook
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:

Gregory Louis Berlowitz

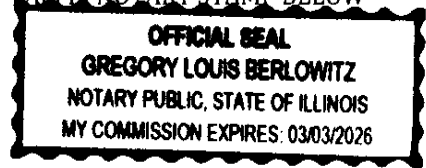
By the said (Name of Grantor): Daniel Cook and Kimberly Cook

On this date of: May 20, 2022

NOTARY SIGNATURE:

Gregory Louis Berlowitz

AFFIX NOTARY STAMP BELOW



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: May 20, 2022

Signature:

Daniel Cook
Grantee or Agent

Signature:

Kimberly Cook
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:

Gregory Louis Berlowitz

By the said (Name of GRANTEE): Kimberly Ann Cook and Daniel Thomas Cook, Trustees of the Kimberly Ann Cook and Daniel Thomas Cook Living Trust

On this date of: May 20, 2022

AFFIX NOTARY STAMP BELOW

