

# UNOFFICIAL COPY

**QUIT CLAIM DEED**  
**IN TRUST**



Doc# 2322157001 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/09/2023 09:59 AM PG: 1 OF 5

**THE GRANTOR**

Karen Coleman (also known as  
Karen P. Coleman),  
a single woman

**Address of Grantor:**

4647 S. Lake Park Avenue,  
Unit B  
Chicago, IL 60653

Above Space for Recorder's Use Only

of the County of **COOK** and State of **ILLINOIS** for and in consideration the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** consideration, the receipt of which is hereby acknowledged, hereby **CONVEY** and **QUITCLAIM** all of my right, title, and interest to:

**Karen P. Coleman, Trustee, or her successors in interest, of the Karen P. Coleman Living Trust dated September 1, 2016, and any amendments thereto.**

(address of Grantee: 4647 S. Lake Park Avenue, Unit B, Chicago, IL 60653).

All interest in the following described real estate together with the tenements and appurtenances thereunto belonging (collectively the "Property") situated in the County of **COOK**, State of **ILLINOIS**, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**Property Address: 4647 S Lake Park Avenue Unit B, Chicago, IL 60653**

**Permanent Index Number(s): 20-02-405-113-0000**

And the said Grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

Subject, however, to the general taxes for the year of 2022 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. 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.

The attached transaction is exempt under the provisions of paragraph   c   of section 4 of the real estate transfer act.

Signature

8/31/2023

Date

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This Deed was prepared without the benefit of title examination at the request of Grantor(s) and Grantee(s).

**SIGNATURE(S) OF GRANTOR(S):**

**Karen Coleman (also known as Karen P. Coleman)**

Date: July 27, 2023

State of Illinois )  
County of Cook ) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Karen Coleman (also known as Karen P. Coleman), personally known to me to be the same person(s) whose name(s) 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 27 day of July, \_\_\_\_\_

[SEAL]

\_\_\_\_\_  
(Notary Public)



**This instrument prepared by:** Attorney William A. Deitch, 1776 S. Naperville Road Suite 105A, Wheaton, IL 60189

**Mail this recorded instrument to:**  
The Estate Planning Law Group  
1776 S. Naperville Road Suite 105A  
Wheaton, IL 60189

**Mail future tax bills to:**  
Karen P. Coleman, Trustee  
4647 S. Lake Park Avenue, Unit B  
Chicago, IL 60653

REAL ESTATE TRANSFER TAX	09-Aug-2023
CHICAGO:	0.00
CTA:	0.00
<b>TOTAL:</b>	<b>0.00</b>

REAL ESTATE TRANSFER TAX	09-Aug-2023
COUNTY:	0.00
ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

20-02-405-113-0000 | 20230801689922 | 0-349-886-928

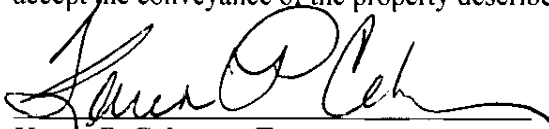
20-02-405-113-0000 | 20230801689922 | 0-898-292-176

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

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## ACCEPTANCE BY GRANTEES/TRUSTEES:

I, Karen P. Coleman, as Trustee of the Karen P. Coleman Living Trust dated September 1, 2016, hereby accept the conveyance of the property described in this instrument to said Trust.



**Karen P. Coleman, Trustee**

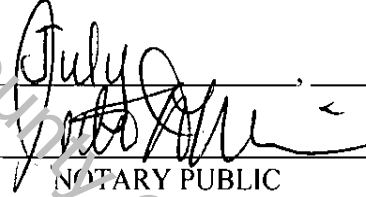
Date: July 27, 2023

State of Illinois )  
County of Cook ) ss )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Karen P. Coleman, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument as Trustee, 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.

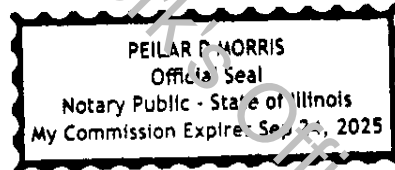
Given under my hand and official seal, this 27 day of July, \_\_\_\_\_

Commission expires 9/24/25, \_\_\_\_\_



NOTARY PUBLIC

(SEAL)



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## EXHIBIT A

THAT PART OF LOTS 3 AND 4 AND THE NORTHERLY 20 FEET OF LOT 5 IN SHERMAN'S RESUBDIVISION OF LOTS 5 AND 6 IN LYMAN'S SUBDIVISION OF THAT PART WEST OF THE ILLINOIS CENTRAL RAILROAD OF THE SOUTHEAST FRACTIONAL 1/4 SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS;

COMMENCING AT THE WESTERNMOST CORNER OF SAID LOT 3; THENCE NORTH 62 DEGREES 44 MINUTES 03 SECONDS EAST, ON THE NORTHWESTERLY LINE OF SAID LOT 3, A DISTANCE 191.17 FEET; THENCE SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, 62.44 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF AN EXISTING COMMON WALL AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, 18.92 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF EXISTING COMMON WALL; THENCE SOUTH 62 DEGREES 52 MINUTES 44 SECONDS WEST, ON SAID EASTERLY EXTENSION AND ON SAID CENTER LINE AND ON THE WESTERLY EXTENSION THEREOF, 45.00 FEET; THENCE NORTH 27 DEGREES 15 MINUTES 57 SECONDS WEST, 18.91 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF EXISTING COMMON WALL; THENCE NORTH 62 DEGREES 51 MINUTES 53 SECONDS EAST, ON SAID WESTERLY EXTENSION AND ON SAID CENTER LINE AND ON THE EASTERLY EXTENSION THEREOF, 45.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### ***TO BE KNOWN AS:***

THAT PART OF LOT 3 IN LEXINGTON SHORE RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3 AND 4 AND THE NORTHERLY 20 FEET OF LOT 5 IN SHERMAN'S SUBDIVISION, ANTE FIRE, BEING A RESUBDIVISION OF LOTS 5 AND 6 IN LYMAN'S SUBDIVISION, ANTE FIRE, OF THAT PART WEST OF THE ILLINOIS CENTRAL RAILROAD OF THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3, THENCE NORTH 62 DEGREES 44 MINUTES 03 SECONDS EAST, ON THE NORTH LINE OF SAID LOT, 45.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, ON THE EAST LINE OF SAID LOT, 62.44 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF AN EXISTING COMMON WALL AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 27 DEGREES 15 MINUTES 57 SECONDS EAST, ON SAID EAST LINE, 18.92 FEET TO THE EASTERLY EXTENSION OF THE CENTERLINE OF EXISTING COMMON WALL; THENCE SOUTH 62 DEGREES 52 MINUTES 44 SECONDS WEST, ON SAID EASTERLY EXTENSION AND ON SAID CENTER LINE AND ON THE WESTERLY EXTENSION THEREOF, 45.00 FEET TO THE WEST LINE OF SAID LOT; THENCE NORTH 27 DEGREES 15 MINUTES 57 SECONDS WEST, ON SAID WEST LINE, 18.91 FEET TO THE WESTERLY EXTENSION OF THE CENTERLINE OF EXISTING COMMON WALL; THENCE NORTH 62 DEGREES 51 MINUTES 53 SECONDS EAST, ON SAID WESTERLY EXTENSION AND ON SAID CENTER LINE AND ON THE EASTERLY EXTENSION THEREOF, 45.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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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 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 August 3, 2023

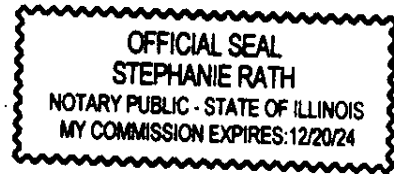
Signature

Subscribed and sworn to before me

by the said William A. Deitch

this 3<sup>rd</sup> day of August, 2023

Stephanie Rath  
Notary Public



The grantee 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 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 August 3, 2023

Signature

Subscribed and sworn to before me

by the said William A. Deitch

this 3<sup>rd</sup> day of August, 2023

Stephanie Rath  
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 except under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)