

UNOFFICIAL COPY

Doc#: 2330713027 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/03/2023 09:16 AM Pg: 1 of 4

DEED INTO TRUST

MAIL RECORDED INSTRUMENT TO:
JEFFREY P. STORY, ESQ.
LAW OFFICE OF JEFFREY P. STORY, LLC
2144 ASHLAND AVE., UNIT 2
EVANSTON, ILLINOIS 60201

Dec ID 20231101665039
ST/CO Stamp 1-677-158-352

MAIL FUTURE TAX BILLS TO:
Mary Olsson, Trustee of the
David Richard Carson Special Needs Trust, Dated
October 10, 2023
1620 Forest Ave
Wilmette, IL 60091

DAVID CARSON, An unmarried man, (hereinafter referred to as "Grantor"), who resides at **608 OAKTON STREET, APARTMENT 3, EVANSTON, ILLINOIS 60202**, in the County of Cook, for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable Consideration in hand by **MARY OLSSON, as trustee of the DAVID RICHARD CARSON SPECIAL NEEDS TRUST, DATED OCTOBER 10, 2023** (hereinafter referred to as "Grantee"), such Grantee having an address of **1620 FOREST AVENUE, WILMETTE, ILLINOIS 60091**, and such trust having been established under that certain **DAVID RICHARD CARSON SPECIAL NEEDS TRUST** agreement dated the 10th day of OCTOBER, in the year 2023, by and between as **DAVID CARSON**, as Grantor and **MARY OLSSON**, as trustee, has CONVEYED and WARRANTED to Grantee, all of Grantor's interest in and to the following described real estate situated in Cook County, State of Illinois, to wit:

LEGAL DESCRIPTION, See Exhibit A

TO HAVE AND TO HOLD said premises, forever.

Grantor, for himself and his successors and assigns, hereby covenants and represents that he has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current uses and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public utility easements including easements established by or implied from Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium.

Property commonly known as 608 Oakton Street, Apartment 3, Evanston, Illinois 60202
Property Index Number: 11-30-200-036-1003

CITY OF EVANSTON
EXEMPTION

UNOFFICIAL COPY

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 10th day of October 2023.

David Carson
David Carson, Grantor

STATE OF ILLINOIS DEPT. OF REVENUE STATEMENT OF EXEMPTION:

I hereby declare that this deed represents a transaction which is exempt under the provisions of 35 ILCS 200/21-45, paragraph e, of the Real Estate Transfer Act.

Dated this 10th day of October, 2021.

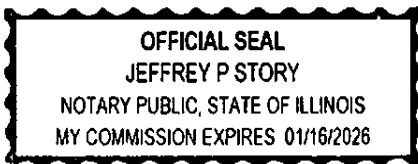
Mary Olsson
Mary Olsson, as Trustee, Buyer

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that David Carson, an unmarried man, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Date: October 10, 2023
Jeffrey P. Story
Jeffrey P. Story, Notary Public

(Seal)



My commission expires January 16, 2026.

This instrument was prepared by:

JEFFREY P. STORY, ESQ.
2144 ASHLAND AVE., UNIT 2
EVANSTON, ILLINOIS 60201

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EXHIBIT A:

LEGAL DESCRIPTION

Premises commonly known as 608 Oakton Street, #608-3, Evanston, Illinois 60202

Property Index Number 11-30-200-036-1003

UNIT NUMBERS 608-3 IN THE COLONIAL OAKS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 TO 8, BOTH INCLUSIVE, IN BLOCK 2 IN CHARLES W. JAMES ADDITION TO EVAQNSTON BEING A SUBDIVISION OF PART OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 30.TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25136094, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-21, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAIDRECORDED AS DOCUMENT 25136094.

MAIL TO:

Jeffrey P. Story, Esq.
(Name)
2144 Ashland Ave., Unit 2
(Address)
Evanston, IL 60201
(Address, City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Mary Olsson
(Name)
1620 Forest Ave.
(Address)
Wilmette, IL 60091
(Address, City, State and Zip)

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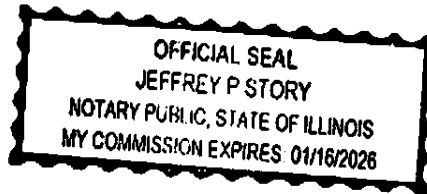
STATEMENT BY GRANTOR AND GRANTEE

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 real estate under the laws of the State of Illinois.

Dated October 10, 2023

Signature: David Carson
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor: David K. Carson
This 10 day of October, 2023
Notary Public Jeffrey P. Story



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural born 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 October 10, 2023

Signature: Jeffrey P. Story
Grantee or Agent

Subscribed and sworn before me
By the said Agent Jeffrey P. Story
This 18th day of October, 2023
Notary Public [Signature]



Note: Any persons who knowingly submits a false statement concerning identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and 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 4 of the Illinois Real Estate Transfer Tax Act.)