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2401222009D

WARRANTY DEED IN TRUST

Doc# 2401222009 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/12/2024 10:25 AM PG: 1 OF 3

FUTURE TAXES TO:

Celia B. Perez, Trustee
5434 S. Spaulding Avenue
Chicago, IL 60632

RETURN THIS DOCUMENT TO:

Celia B. Perez, Trustee
5434 S. Spaulding Avenue
Chicago, IL 60632

Grantor, **Celia B. Perez**, a widowed person of Cook County of the State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration in hand paid. CONVEYS AND QUIT CLAIMS to the Grantee, **Celia B. Perez, as Trustee of the Celia B. Perez Trust Dated December 2, 2023**, and unto all and every successor or successor in trust under said trust agreement, of which Celia B. Perez is the primary beneficiary, said beneficial interest to be held as tenants by the entirety, of 5434 S. Spaulding Avenue, Chicago, IL 60632 of the County of Cook, of the State of Illinois:

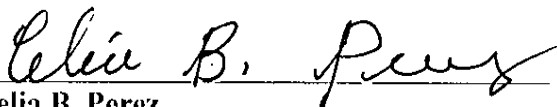
LOT 12 IN BLOCK 6 IN GARFIELD MANOR SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 19-11-422-027-0000

Address of Real Estate: 5434 S. Spaulding Avenue, Chicago, IL 60632

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

Dated this 2nd day of December, 2023.


Celia B. Perez

REAL ESTATE TRANSFER TAX

12-Jan-2024



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

19-11-422-027-0000 | 20231201604472 | 0-024-675-376

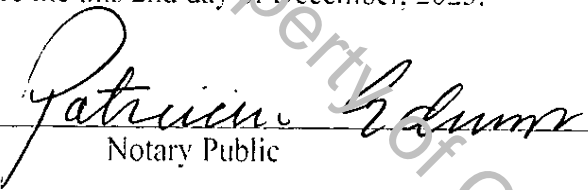
* Total does not include any applicable penalty or interest due

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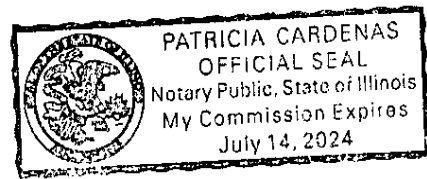
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Celia B. Perez** 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 free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED AND SWORN TO
Before me this 2nd day of December, 2023.

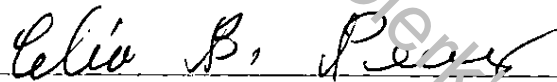


Notary Public





Name and Address of Preparer: **Celia B. Perez, 5434 S. Spaulding Avenue, Chicago, IL 60632**

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 4,
REAL ESTATE TRANSFER ACT.

x 

Signature of Buyer, Seller, or Representative Date

REAL ESTATE TRANSFER TAX		12-Jan-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
19-11-422-027-0000		20231201604472 1-307-837-488

PRINT

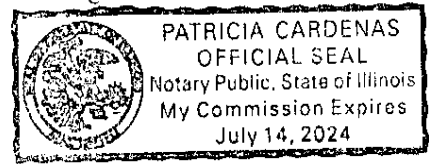
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STATEMENT BY GRANTOR AND GRANTEE

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, 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 12/12/2023 Signature: Celia B. Peery
Grantor or Agent

Subscribed and sworn to before me
by the said _____
dated 12/12/2023

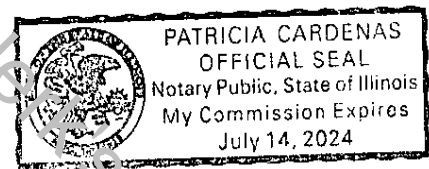


Notary Public Patricia Cardenas

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 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 12/12/2023 Signature: Celia B. Peery
Grantee or Agent

Subscribed and sworn to before me
by the said _____
dated 12/12/2023



Notary Public Patricia Cardenas

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.