

UNOFFICIAL COPY

Deed in Trust ILLINOIS STATUTORY

MAIL TO:

THE LITTLE VILLAGE TRUST
2022
7211 S Avers Ave.
Chicago, IL 60629

NAME & ADDRESS OF TAX PAYER:

THE LITTLE VILLAGE TRUST
2022
7211 S Avers Ave.
Chicago, IL 60629



Doc# 2403334053 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/02/2024 04:03 PM PG: 1 OF 4

THE GRANTOR (S)

Maria Turner, of Cook County, of the State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to Maria Turner, as **Trustee of "THE LITTLE VILLAGE TRUST 2022"** dated **December 1, 2023**, under **Trust Number 2022DK0682**, and any amendments thereto, all right, title, and interest in and the to the following described real estate situated in Cook County in the State of Illinois, to wit:

(LEGAL DESCRIPTION) *SEE ATTACHED EXHIBIT A*

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 on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustee, who shall have authority to make deeds; leases; lease of coal, oil, gas, under, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or privileged to inquire into any terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his her, or their predecessor in trust.

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EXHIBIT A

ADDRESS OF REAL ESTATE: 7211 S Avers Ave., Chicago IL 60629
PERMANENT REAL ESTATE IDENTIFICATION NUMBER: 19-26-110-052-0000

LEGAL DESCRIPTION:

The North 5 Feet of Lot 43, All of Lot 44 and Lot 45 (Except the North 22 Feet Thereof) in Block 8 in Marquette Park Terrace, being a Subdivision of Part of the North West ¼ of the North West ¼ of Section 26, Township 38 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois.

Trustee Acceptance

Pursuant to 760 ILCS/6-5 (a)I, Maria Turner, accept this transfer of 7211 S Avers Ave., Chicago IL 60629 with legal description set forth above into my revocable living trust known as "THE LITTLE VILLAGE TRUST 2022".




Maria Turner

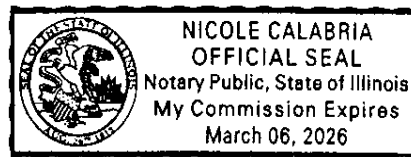
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Maria Turner**, personally known to me to be the same persons whose name is 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 3rd of December 2023.



Notary Public



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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: 12 | 30 | 2023

SIGNATURE: *Maria Turner*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

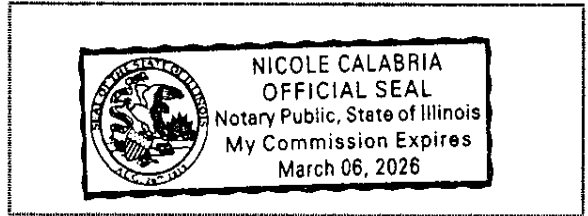
Subscribed and sworn to before me, Name of Notary Public: *Nicole Calabria*

By the said (Name of Grantor): *Maria Turner*

On this date of: 12 | 30 | 2023

NOTARY SIGNATURE: *Nicole Calabria*

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: 12 | 30 | 2023

SIGNATURE: *Maria Turner*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

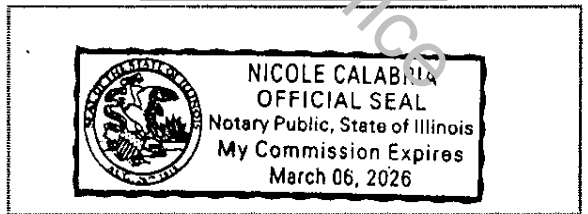
Subscribed and sworn to before me, Name of Notary Public: *Nicole Calabria*

By the said (Name of Grantee): *Maria Turner*

On this date of: 12 | 30 | 2023

NOTARY SIGNATURE: *Nicole Calabria*

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)