

UNOFFICIAL COPY

ILLINOIS DEED IN TRUST

PURSUANT TO 760 ILCS 3/

ILLINOIS TRUST CODE

PROPERTY IDENTIFICATION NUMBER:

**20-25-318-035-0000**

COMMONLY REFERRED TO ADDRESS:

7748 S. RIDGELAND AVENUE

CHICAGO, ILLINOIS 60649

HYDE PARK TOWNSHIP



Doc# 2404622039 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/15/2024 01:02 PM PG: 1 OF 4

ILLINOIS DEED IN TRUST PURSUANT TO §760 ILCS 3/ET SEQ. ILLINOIS TRUST CODE

NOW COMES THE GRANTOR (OWNING A 100% INTEREST BASED ON A DEED RECORDED PRIOR TO 1985):

**GRANTOR: MARGOT SNYDER** (an UNMARRIED WOMAN)

of 7748 S. RIDGELAND AVE., CHICAGO, ILLINOIS 60649, COOK COUNTY, HYDE PARK TOWNSHIP

For and in CONSIDERATION of TEN DOLLARS AND 00/100 (\$10.00) and NO OTHER VALUE IN HAND PAID, DO NOW CONVEY AND WARRANT on the 5TH DAY OF AUGUST IN THE YEAR 2022 to the following GRANTEE for which this DEED & FUTURE TAX BILL SHOULD BE MAILED TO:

**GRANTEE: THE NOW ACTING TRUSTEE, AND ANY**  
**AND ALL SUCCESSOR TRUSTEES OF THE**  
**7748 S. RIDGELAND AVE. REVOCABLE**  
**LIVING TRUST DATED JULY 12TH, 2022**

OF 7748 SOUTH RIDGELAND AVENUE, CHICAGO, ILLINOIS 60649 | HYDE PARK TOWNSHIP

THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT:

COMMONLY REFERRED TO ADDRESS: 7748 S. RIDGELAND AVE., CHICAGO, ILLINOIS 60649

PROPERTY INDEX NUMBER: 20-25-318-035-0000 | LEGAL DESCRIPTION: SEE ATTACHED

THIS INSTRUMENT WAS PREPARED BY: THE LOOMARTEE LAW GROUP,

LOCATED AT 625 E 170TH ST, UNIT 2 EAST, SOUTH HOLLAND, IL 60473

PAGE 1 OF 4 including GGA



THE LAW OFFICES OF  
MARIO A. REED  
*The Education Esquire*

www.lawofficesofmarioareed.com

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ILLINOIS DEED IN TRUST PURSUANT TO §760 ILCS 3/ET SEQ. ILLINOIS TRUST CODE ACT PAGE 2

FURTHERMORE, THIS DEED IN TRUST CONVEYS ALL INTEREST IN FEE SIMPLE, AS TO THE 100% OWNERSHIP STAKE OWNED BY MARGOT SNYDER ACQUIRED BY A DEED RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS PRIOR TO 1985.

Finally, the GRANTOR: MARGOT SNYDER (AN UNMARRIED WOMAN) does now hereby WAIVE & RELEASE ALL RIGHTS and by VIRTUE OF THE HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS to the GRANTEE LISTED ABOVE, SPECIFICALLY, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE 7748 S. RIDGELAND AVE. REVOCABLE LIVING TRUST, DATED JULY 12TH, 2022, LOCATED AT 7748 S. RIDGELAND AVE. in CHICAGO, ILLINOIS 60649 in FEE SIMPLE. Also, this DEED IN TRUST PURSUANT TO §760 ILCS 3/ET SEQ is EXEMPT OF ALL REAL ESTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT OF §35 ILCS 200/31-45(e) (Conveyance for LESS than \$100) and the corresponding COOK COUNTY & CITY OF CHICAGO provisions of the REAL ESTATE TRANSFER TAX ORDINANCES.

  
GRANTOR: MARGOT SNYDER - OWNER OF RECORD

  
DATE SIGNED ABOVE

**NOTARY VERIFICATION SECTION**

STATE OF ILLINOIS )  
                                ) SS  
COUNTY OF COOK )



**THE LAW OFFICES OF MARIO A. REED**  
*The Education Esquire*

[www.lawofficesofmarioareed.com](http://www.lawofficesofmarioareed.com)

I, MARIO A. REED, ESQ., A NOTARY PUBLIC in the STATE OF ILLINOIS and the COUNTY OF COOK do hereby swear and affirm that MARGOT SNYDER appeared before me on THE DATE SIGNED ABOVE and affirmed her respective signature to the foregoing DEED IN TRUST under her own free and voluntary act while free from any undue influence.

**PLEASE STAMP NOTARY STAMP OR SEAL BELOW:**

  
SIGNATURE OF NOTARY PUBLIC ABOVE:



**OFFICIAL SEAL**  
MARIO A REED  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires 9/25/25


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# ATTACHED LEGAL DESCRIPTION

LOT SEVENTEEN (17) IN BLOCK TWENTY-TWO (22) IN SOUTHFIELD, A SUBDIVISION OF BLOCKS SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), TWENTY-TWO (22), TWENTY-THREE (23), TWENTY-FOUR (24), TWENTY-SIX (26), TWENTY-SEVEN (27), TWENTY-EIGHT (28), TWENTY-NINE (29), THIRTY (30), THIRTY-ONE (31) AND THIRTY-TWO (32) IN JAMES STINSON'S SUBDIVISION OF EAST GRAND CROSSING IN THE SOUTHWEST QUARTER (1/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## ILLINOIS, COOK COUNTY & CHICAGO MUNICIPAL TRANSFER TAX STAMPS

<b>REAL ESTATE TRANSFER TAX</b>		15-Feb-2024
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
20-25-318-035-0000   20240201633838   1-459-888-688		

<b>REAL ESTATE TRANSFER TAX</b>		15-Feb-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-25-318-035-0000 | 20240201633838 | 0-251-503-152

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

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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: MARGOT SNYDER**

The GRANTOR, MARGOT SNYDER, now affirms that to the best of her knowledge, the GRANTEE, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE 7748 S. RIDGELAND AVE. REVOCABLE LIVING TRUST DATED JULY 12TH, 2022 shown on the foregoing DEED IN TRUST is authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

Margot Snyder  
GRANTOR SIGNATURE ABOVE: MARGOT SNYDER

8/5/2022  
DATE SIGNED ABOVE:

**GRANTOR NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS**

I, MARIO A. REED, ESQ., A NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that MARGOT SNYDER did appear before me on THE DATE SIGNED ABOVE, and affixed her respective signature to the above STATEMENT BY GRANTEE under her own free and voluntary act, while free from any undue influence.

**AFFIX NOTARY STAMP BELOW:**

Mario A. Reed  
NOTARY PUBLIC SIGNATURE ABOVE:



**GRANTEE SECTION: THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE 7748 S. RIDGELAND AVE. REVOCABLE LIVING TRUST DATED JULY 12TH, 2022**

The AUTHORIZED AGENT FOR THE GRANTEE, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE 7748 S. RIDGELAND AVE. REVOCABLE LIVING TRUST DATED JULY 12TH, 2022 does now hereby swear that to the best of her/his knowledge the GRANTEE, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE 7748 S. RIDGELAND AVE. REVOCABLE LIVING TRUST DATED JULY 12TH, 2022 shown on the foregoing DEED IN TRUST is authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

Margot Snyder  
GRANTEE SIGNATURE ABOVE: AGENT FOR THE NOW ACTING TRUSTEE, ANY AND ALL SUCCESSOR TRUSTEES OF THE 7748 S. RIDGELAND AVE. REVOCABLE LIVING TRUST DATED JULY 12TH, 2022

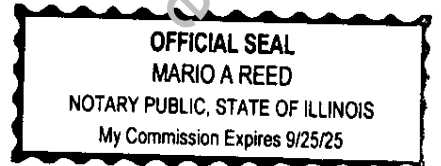
8/5/2022  
DATE SIGNED ABOVE:

**GRANTEE NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS**

I, MARIO A. REED, ESQ., THE BELOW SIGNING NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that the AUTHORIZED AGENT OF THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE 7748 S. RIDGELAND AVE. REVOCABLE LIVING TRUST DATED JULY 12TH, 2022 did appear before me on THE DATE SIGNED ABOVE, and affixed her/his respective signature to the above STATEMENT BY GRANTEE under her/his own free and voluntary act, while free from any undue influence.

**AFFIX NOTARY STAMP BELOW:**

Mario A. Reed  
NOTARY PUBLIC SIGNATURE ABOVE:



**CRIMINAL LIABILITY NOTICE:**

PURSUANT TO §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 A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

ATTACH THIS GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE TO THE DEED IN TRUST TO BE RECORDED IN COOK COUNTY, ILLINOIS BECAUSE THE FOREGOING DEED IN TRUST IS EXEMPT UNDER THE PROVISIONS OF THE ILLINOIS REAL ESTATE TRANSFER ACT §35 ILCS 200/ART. 31.