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Doc#: 2405241167 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/21/2024 01:07 PM Pg: 1 of 4

PREPARED BY:
Tracey N. Duval
200 S. Wacker Dr., Ste. 3100
Chicago, IL 60606

Dec ID 20240201634880
ST/CO Stamp 1-344-184-880
City Stamp 1-543-053-872

MAIL TAX BILL TO:
LIZETTE WILLIAMS
627 E. Bowen Avenue
Chicago, Illinois 60653

MAIL RECORDED DEED TO:
LIZETTE WILLIAMS
627 E. Bowen Avenue
Chicago, Illinois 60653

DEED IN TRUST

THIS INDENTURE, made as of this 10th day of February, 2024, between LIZETTE WILLIAMS, having an address at 627 E. Bowen Avenue, Chicago, Illinois 60653, as the grantor hereunder (hereinafter referred to as the "Grantor"), and LIZETTE WILLIAMS, having an address at 627 E. Bowen Avenue, Chicago, Illinois 60653, as Trustee (regardless of the number of Trustees) under the Declaration of Trust, known as THE L. WILLIAMS LIVING TRUST, dated December 29, 2023, made by LIZETTE WILLIAMS And said Trustee, as the grantee hereunder (hereinafter referred to as the "Grantee").

WITNESSETH, that Grantor, in consideration of Ten Dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey, quit claim and release unto Grantee and the heirs, executors, administrators, successors and assigns of Grantee forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Cook County, Illinois and being legally described as:

LOT 15 IN RICE AND VALENTINES SUBDIVISION OF LOTS 11 TO 20 INCLUSIVE IN DOBBIN'S SUBDIVISION OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE NORTH EAST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

TOGETHER with the appurtenances and all the estate and rights of Grantor in and to said premises, commonly known as 627 E. Bowen Avenue, Chicago, Illinois 60653.

PERMANENT INDEX NUMBER: 20-03-218-012-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever.

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Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways, or alleys, to vacate any subdivision or part thereof and to re-subdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers, and authorities vested in said trustee, to donate, to dedicate, to mortgage, to pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the terms of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property to grant easements or charges of any kind, to release, convey, or assign any right, title, or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

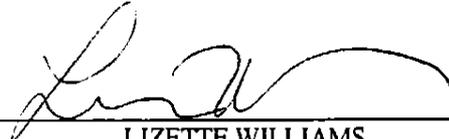
In no case shall any party dealing with said trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by said trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said 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 this indenture and in said trust agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust 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, have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his, her, or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither grantee, individually or as trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this deed or said trust agreement or any amendment thereof or for injury to person or property happening in or about real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation, or indebtedness incurred is conditioned from the date of the filing for record of this deed.

The interest of each and every beneficiary hereunder and under said trust agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails, and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails, and proceeds thereof as aforesaid, the intention hereof being to vest in said grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described. If the time to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of titles or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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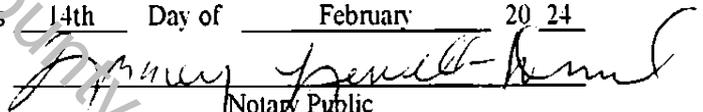
Dated this 14th Day of February 20 24


LIZETTE WILLIAMS

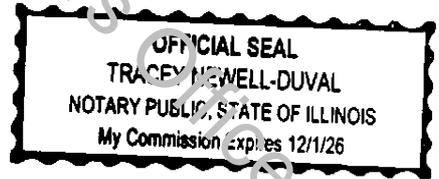
STATE OF IL)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that LIZETTE WILLIAMS, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 notarial seal, this 14th Day of February 20 24


Notary Public
My commission expires: 12/1/2026

This instrument was drawn without title examination, using description provided by the owner.



Exempt under provisions of Paragraph E,
Section 4, Real Estate Transfer Tax Act.

2/16/24 
Date Buyer, Seller or Representative

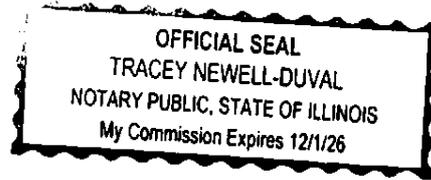
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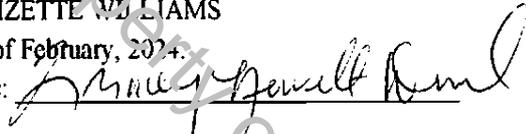
STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR or his agent affirms that, to the best of his knowledge of the undersigned, 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 this 14 day of February, 2024.


LIZETTE WILLIAMS



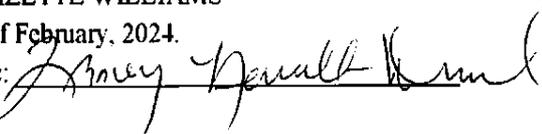
Subscribed and sworn to before me
By the said LIZETTE WILLIAMS
This 14, day of February, 2024.
Notary Public: 

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 this 14 day of February, 2024.


LIZETTE WILLIAMS



Subscribed and sworn to before me
By the said LIZETTE WILLIAMS
This 14 day of February, 2024.
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 exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)