

# UNOFFICIAL COPY

Doc#: 2406710129 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/7/2024 12:00 AM Pg: 1 of 3

## QUIT CLAIM DEED

### INTO TRUST

(Tenancy by the  
Entirety)  
(Exempt Transfer)

Dec ID 20240201640578

ST/Co Stamp 1-211-501-104 ST Tax \$0.00 CO Tax \$0.00

City Stamp 0-137-759-280 City Tax \$0.00

The Grantors, DAVID L. PHILLIPS and BEATA E. WELSH, married to each other, not in a Civil Union, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) in hand paid, CONVEY AND QUIT CLAIM to DAVID L. PHILLIPS and BEATA E. WELSH, not individually, but as Co-Trustees of the DAVID PHILLIPS & BEATA WELSH LIVING TRUST, under original Trust Agreement dated January 19, 2024, as may be amended from time to time, of which DAVID L. PHILLIPS AND BEATA E. WELSH are the primary beneficiaries, and their beneficial interests shall be held as Tenancy by The Entirety, not in Joint Tenancy, not in Tenancy in Common, residing at 1509 Juneway Terrace, Chicago, IL 60626, all interest in the following described Real Estate located in Cook County, Illinois:

LOT 13 IN BLOCK 2 IN FERGUSON'S BIRCHWOOD ADDITION TO EVANSTON BEING A PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CHICAGO COOK COUNTY, ILLINOIS.

PIN: 11-29-102-012-0000

Address: 1509<sup>W.</sup> Juneway Terrace, Chicago, IL 60626

Subject to covenants, conditions, restrictions, and easements of record, private and utility easement, and general taxes for the year 2023 and subsequent years,

Hereby releasing and waiving all rights under, and by virtue of, the Homestead Exemption under Illinois law.

Dated: January 19, 2024



DAVID L. PHILLIPS




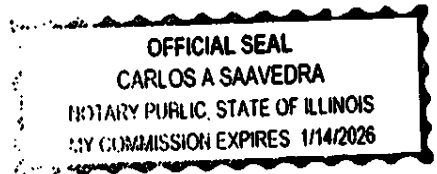
BEATA E. WELSH

# UNOFFICIAL COPY

State of Illinois, County of Cook, SS. The undersigned, a Notary Public in Cook County, Illinois, DOES HEREBY CERTIFY that DAVID L. PHILLIPS and BEATA E. WELSH, personally known to me to be the same persons shown as Grantors and as Co-Trustees in this Quit Claim Deed, appeared before me in person on this day and signed and delivered this Quit Claim Deed.

January 19, 2024

  
\_\_\_\_\_  
Notary Public  
[SEAL]



**EXEMPT TRANSACTION**

This transaction does not involve any consideration, and is therefore exempt under Section 4 e) of the Illinois Real Estate Transfer Tax Act.

  
Carlos A. Saavedra, Attorney      Date: Jan 19, 2024

**PREPARED BY:**  
**AFTER RECORDING, MAIL TO:**  
Carlos A. Saavedra  
1007 Church St. #101  
Evanston, IL 60201

**MAIL SUBSEQUENT TAX BILLS TO:**  
DAVID L. PHILLIPS  
1509 W. Juneway Terrace  
Chicago, IL 60626

# UNOFFICIAL COPY

## 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.

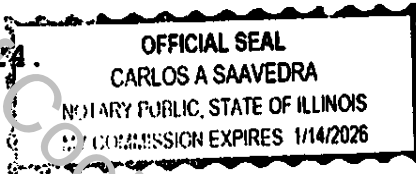
Dated: January 19, 2024

David L. Phillips  
DAVID L. PHILLIPS

Beata E. Welsh  
BEATA E. WELSH

Signed and acknowledged before me on January 19, 2024.

[Signature]  
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: January 19, 2024

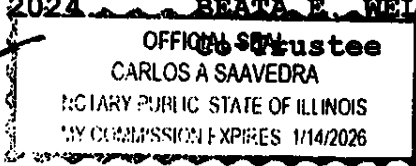
THE DAVID PHILLIPS & BEATA WELSH  
LIVING TRUST

David L. Phillips  
DAVID L. PHILLIPS  
Co-Trustee

Signed and acknowledged before me on January 19, 2024.

[Signature]  
Notary Public

Beata E. Welsh  
BEATA E. WELSH  
Co-Trustee



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.