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Doc#: 2406711314 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/7/2024 12:00 AM Pg: 1 of 4
Dec ID 20240301644786

TRUSTEE'S DEED

ILLINOIS

Above Space for Recorder's Use Only

This AGREEMENT between Shirley Taylor, Successor Trustee of the George Living Trust dated August 31, 2017, Grantor, of 3803 River Rd., Hazel Crest, Illinois, 60429, County of Cook, State of Illinois; and Grantee Ravaughn Taylor, Trustee of the Ravaughn Taylor Trust dated October 3, 2023, of 16815 Lincoln, Hazel Crest, IL 60429. WITNESSETH: The Grantor in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor hereunto enabling, does hereby CONVEY and QUITCLAIM unto the Grantee in fee simple the following described real estate, situated in the County of Cook in the State of Illinois to wit:

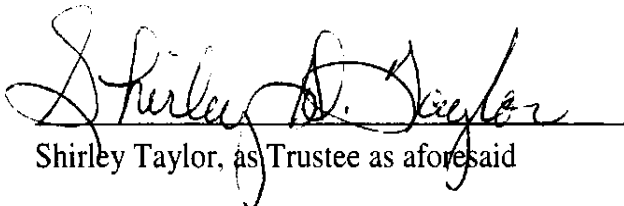
LEGAL DESCRIPTION IS ATTACHED AS EXHIBIT A.

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO: General taxes for and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number: 29-30-201-045-0000

The date of this deed of conveyance is February 15, 2024


Shirley Taylor, as Trustee as aforesaid

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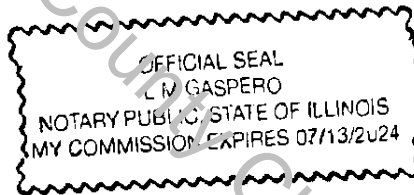
STATE OF ILLINOIS.

COUNTY OF DuPage

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that: Shirley Taylor, Trustee, 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 said instrument as 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 official seal this 2/24 2024

[Signature]
Notary Public



COUNTY – ILLINOIS TRANSFER STAMPS

Exempt Under Provision of Paragraph e, Section 4 of the Real Estate Transfer Act.

Date: 2/15/2024

Signature: [Signature]

This instrument was prepared by:
Lisa M. Gaspero, Esq.
2001 Butterfield Rd., Ste. 1022
Downers Grove, IL 60515

Send subsequent tax bills to:
Ravaughn Taylor Trustee
16815 Lincoln
Hazel Crest, IL 60429

Mail recorded document to:
Lisa M. Gaspero, Esq.
2001 Butterfield Rd., Ste. 1022
Downers Grove, IL 60515

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Exhibit A

LOT 15 (EXCEPT THE NORTH ½ THEREOF) IN R.A. GORE'S SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 16815 Lincoln St., Hazel Crest, IL 60429

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois.

DATED: 2-15-2024

SIGNATURE: [Signature]
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:

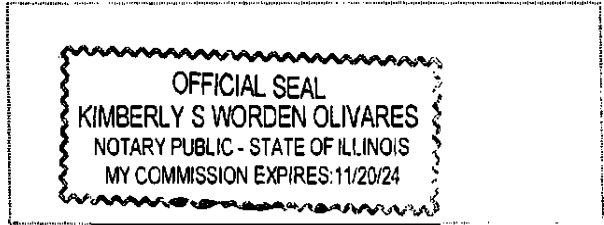
Kimberly S. Worden Olivares

By the said (Name of Grantor): L M GASPERO

AFFIX NOTARY STAMP BELOW

On this date of: 2-15-2024

NOTARY SIGNATURE: [Signature]



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 title to real estate under the laws of the State of Illinois.

DATED: 2-15-2024

SIGNATURE: [Signature]
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:

Kimberly S. Worden Olivares

By the said (Name of Grantee): L M GASPERO

AFFIX NOTARY STAMP BELOW

On this date of: 2-15-2024

NOTARY SIGNATURE: [Signature]



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 SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)