

UNOFFICIAL COPY

Doc#: 2406718169 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/7/2024 12:00 AM Pg: 1 of 4

Dec ID 20240201644214

ST/Co Stamp 0-267-192-880 ST Tax \$0.00 CO Tax \$0.00

City Stamp 1-265-502-768 City Tax \$0.00

DEED IN TRUST

THE GRANTOR, Cameron Spokes Ross, of 2006 N. Clifton Ave., Unit F, Chicago, IL 60614, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, does hereby CONVEY and QUIT CLAIM to:

to Cameron Spokes Ross, as trustee of The Cameron Spokes Ross Revocable Living Trust dated February 12, 2024, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, Grantee, the following described real estate.

Address of Real Estate: 2006 N. Clifton Ave., Unit F, Chicago, IL 60614

Permanent Real Estate Index Number: 14-32-221-042-1012

Legal Description: UNIT 2006-F CLIFTON PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 134 FEET OF LOTS 19 TO 22 BOTH INCLUSIVE IN SUB BLOCK 7 IN JAMES MORGAN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF BLOCK 10 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 27140624 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD said estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee is invested with the following powers:

(a) to manage, improve, divide or subdivide the trust property, or any part thereof,

(b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee.

(c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans.

(d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises.

(e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of years, and to renew, extend or modify any existing lease.

UNOFFICIAL COPY


2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect, that said instrument so executed was pursuant to and in accordance with authority granted the trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

[SIGNATURE PAGE TO FOLLOW]

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

2/28/24 
 Date Buyer, Seller or Representative

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto set hand and seal the day and year first above written.

Cameron Spokes Ross (Seal)
Cameron Spokes Ross, as Trustee, aforesaid

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Cameron Spokes Ross personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of February 2024.

Commission expires April 24 2027

[Signature]
NOTARY PUBLIC



This instrument was prepared by:
The Law Office of Dionna Reynolds, LLC
9721 W. 165th St., Ste. 22
Orland Park, IL 60467
708.981.3344 | estateplanning@attyreynolds.com

Send Subsequent Tax Bills To:
Cameron Spokes Ross
2006 N. Clifton Ave., Unit F
Chicago, IL 60614

Mail To:
Cameron Spokes Ross
2006 N. Clifton Ave., Unit F
Chicago, IL 60614

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

UNOFFICIAL COPY

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: 2 | 12 | 20 24

SIGNATURE: Cameron Ross
GRANTOR or AGENT

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

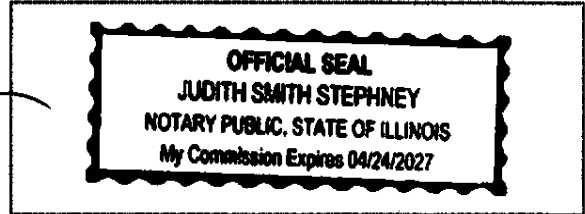
Subscribed and sworn to before me, Name of Notary Public: Judith Smith Stephney

By the said (Name of Grantor): Cameron Ross

On this date of: 2 | 12 | 20 24

NOTARY SIGNATURE: [Signature]

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: 2 | 12 | 20 24

SIGNATURE: Cameron Ross
GRANTEE or AGENT

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

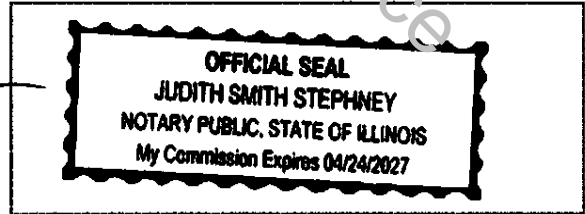
Subscribed and sworn to before me, Name of Notary Public: Judith Smith Stephney

By the said (Name of Grantee): Cameron Ross

On this date of: 2 | 12 | 20 24

NOTARY SIGNATURE: [Signature]

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)