

UNOFFICIAL COPY

Warranty Deed in Trust

Mail to:
Erwin Law LLC
4043 N. Ravenswood Ave, Suite 208
Chicago, Illinois 60613

Future Tax Bills To:
Reginald L. Wynne
3438 West Polk Street,
Chicago, Illinois 60624



Doc# 2407907027 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/19/2024 12:25 PM
PAGE: 1 OF 4

THE GRANTOR, *FLW Property Preservation LLC*, an Illinois Limited Liability Company, of the City of Chicago, Cook County, State of Illinois for and in consideration of payment of the sum of Ten Dollars and no cents (\$10.00) and other good and valuable consideration in hand paid;

CONVEYS AND WARRANTS unto Reginald L. Wynne Jr., whose address is 3438 West Polk Street, Chicago, Illinois 60624, as trustee under the Reginald L. Wynne Jr. Revocable Living Trust Dated January 12, 2024 (the "instrument"), the following Real Property in the County of Cook in the State of Illinois, together with all tangible personal property permanently or regularly located at and used in and about said premises, to wit:

(See Legal Description as attached Exhibit A)


Property Address: 1518 E. 73rd St., Chicago, Illinois 60619
Parcel No.: 20-26-215-008-0000 & 20-26-215-009-0000

SUBJECT to the express conditions subsequent that (1) if the Trustee becomes unwilling or unable to act, the instrument appoints the successor Trustee, (2) any successor Trustee, without any conveyance, transfer or order of court, shall have all of the right and title of the Trustee and all of the rights, powers, authorities and discretions of the Trustee, (3) any person dealing with any successor Trustee may, without liability and without inquiring into the terms of the instrument described above, rely upon the written certification of the successor Trustee that the successor Trustee has become successor Trustee, and (4) any person dealing with any Trustee (a) shall not be obligated to (i) see to the application of any money paid or property delivered to the Trustee or (ii) inquire into the terms of the instrument or the necessity or expediency of any act of the Trustee, and (b) may rely upon the written certification of the Trustee that the Trustee has the power and authority to sell, mortgage or lease said premises or otherwise act as stated in the written certification.

The trustee, which term shall refer to the Trustee originally named or to any successor Trustee, subject to the conditions aforesaid, shall have and hold said premises upon the trusts and for the uses and purposes set forth in the instrument.

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26 IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set its hand and seal this day of January, 2024.



RLW Property Preservation, LLC
By: Reginald Wynne, Managing Member

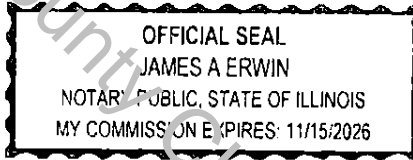
State of Illinois)
)SS
County of Cook)

BE IT REMEMBERED, that on this 26th day of January 2024 before me, the subscriber, a Notary Public in and for said state, personally came Reginald Wynne, as Managing Member of the Grantor in the foregoing deed, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my Notarial seal on the day and year aforesaid.

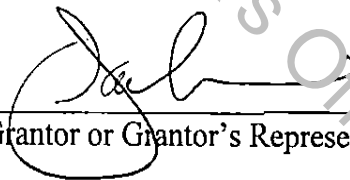


Notary Public



EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX ACT AND COOK COUNTY ORDINANCE 93104, PARAGRAPH E.

1-26-2024
Date



Grantor or Grantor's Representative


Prepared by:
Alicia O. Erwin
Erwin Law, LLC
4043 N. Ravenswood Ave. Suite 208
Chicago, Illinois 60613



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Exhibit "A" Legal Description

THE WEST 8 1/3 FEET OF LOT 13, ALL OF LOT 14 AND ALL OF LOT 15 IN BLOCK 16 IN JOHN G. SHORTALL TRUSTEE'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

*Property Address: 1518 E. 73rd St., Chicago, Illinois 60619
Parcel No.: 20-26-215-008-0000 & 20-26-215-009-0000*

REAL ESTATE TRANSFER TAX		19-Mar-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		19-Mar-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-26-215-008-0000 | 20240301657132 | 1-189-119-536

20-26-215-008-0000 | 20240301657132 | 1-089-701-424

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

Property of Cook County Clerk's Office

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

Date: 1-25-2024 Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on 1-26-2024



[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 and hold title to real estate under the laws of the State of Illinois.

Date: 1-26-2024 Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on 1-26-2024



[Signature]
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 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.]