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**This instrument was prepared by
AND After recording, return to:**

Caroline S. Smither
Latimer LeVay Fyock LLC
55 W. Monroe Street
Suite 1100
Chicago, IL 60603

Doc#: 2408002065 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/20/2024 10:12 AM Pg: 1 of 5

Dec ID 20240301657166

ST/Co Stamp 0-445-924-912 ST Tax \$0.00 CO Tax \$0.00

City Stamp 1-071-318-576 City Tax \$0.00

Send Subsequent Tax Bills to:

Amy C. Ellis, as Trustee
1511 N. Larrabee Street
Chicago, IL 60610

DEED IN TRUST

THE *GRANTOR*, **AMY C. ELLIS**, as the sole Trustee under the provisions of a declaration of trust dated June 8, 2020, and known as The Ellis Family Trust dated June 8, 2020 of which Amy C. Ellis is the primary beneficiary, of Chicago, Illinois for and in consideration of less than Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, pursuant to 765 ILCS 1005/1c, CONVEY and QUIT CLAIM to THE *GRANTEE*: **AMY C. ELLIS**, not individually but as trustee of the Amy C. Ellis Trust dated January 30, 2024, of 1511 N. Larrabee St., Chicago, Illinois 60610, all their interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number: 17-04-108-017-0000

Property Address: 1511 N. Larrabee St., Chicago, Illinois 60610

TO HAVE AND TO HOLD the same premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreements set forth herein.

In addition to the powers granted under the terms of said trusts, full power and authority is hereby granted to said trustees and their successors to improve, manage, protect and subdivide said premises or any part thereof, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to 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 trustees, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, 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 property, or any part thereof, for other real or personal property, to grant easements

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or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other consideration 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 trustees or their successors in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustees, be obliged to see to the application of any purchase money, rent, money borrowed or advanced on said premises, or be obliged to see that the terms of either of said trust agreements have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of either of said trust agreements; and every deed, trust deed, mortgage, lease, or other instrument executed by said trustees in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trusts created by said trust agreements were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with said trust agreements, conditions and limitations contained in this indenture and in said trust agreements or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustees were 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 or their predecessor in trust.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

Dated this ^{13th}~~12th~~ day of March, 2024

THE ELLIS FAMILY TRUST
dated June 8, 2020

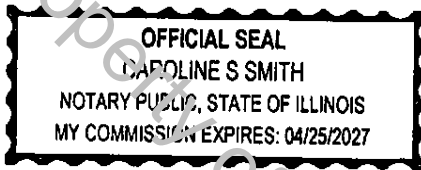
By: Amy C. Ellis
Amy C. Ellis, as Trustee

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STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

The undersigned, a Notary Public in and for the County in the State aforesaid, DOES HEREBY CERTIFY that **Amy C. Ellis** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary acts, 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 13th day of March, 2024



Caroline S. Smith
Notary Public

Exempt under provisions of Paragraph "E" Section 31- 45 Real Estate Transfer Tax Law.

Date: March 13, 2024

By: *Caroline S. Smith*
Signature of Grantor, Grantee or Representative

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A **LEGAL DESCRIPTION**

LOT 35 IN W.L. NEWBERRY'S SUBDIVISION OF BLOCK 4 IN THE STATE BANK OF ILLINOIS SUBDIVISION ON THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1511 N. Larrabee St., Chicago, Illinois 60610
PARCEL ID: 17-04-108-017-0000

Property of Cook County Clerk's Office

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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: 3 | 13 | 2024

SIGNATURE: *Caroline Smith*
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:

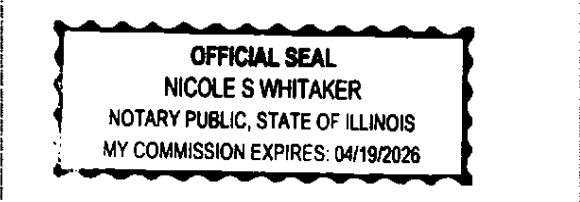
By the said (Name of Grantor): Agent Caroline Smith

On this date of: 3 | 13 | 2024

NOTARY SIGNATURE: *Nicole S. Whitaker*

Nicole S. Whitaker

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: 3 | 13 | 2024

SIGNATURE: *Caroline Smith*
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:

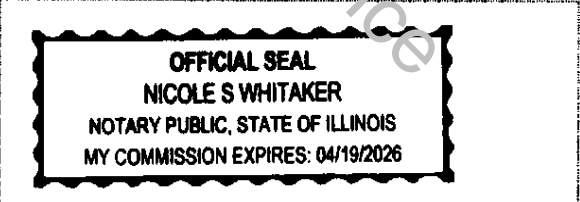
By the said (Name of Grantee): Agent Caroline Smith

On this date of: 3 | 13 | 2024

NOTARY SIGNATURE: *Nicole S. Whitaker*

Nicole S. Whitaker

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)**)