

UNOFFICIAL COPY



Doc# 2411611011 Fee \$38.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 4/25/2024 9:53 AM
PAGE: 1 OF 4

**WARRANTY DEED IN
TRUST**

This Space is for Recorder's Office use only

THIS INDENTURE WITNESSETH that the **GRANTOR(S)** Elizabeth J. Anderson of the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) in hand paid, **CONVEY(S) AND WARRANT(S)** unto Elizabeth J. Anderson, as Trustee of the Elizabeth J. Anderson Trust dated March 21, 2024, whose address is 2544 W. Leland Avenue, Unit 1, Chicago, IL 60625, the following described real estate in the County of Cook and State of Illinois, to wit:

UNIT 2544-1, IN THE MAPLELEAF SQUARE CONDOMINIUMS ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 26 AND 27 IN BLOCK 4 IN NORTH WEST LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH WEST EL RAILROAD RIGHT OF WAY IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDIMNIUM MADE BY REAL CONCORD, INCORPORATED, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 96718426 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 13-13-204-039-1004

Address of Real Estate: 2544 W. Leland Avenue, Unit 1, Chicago, IL 60625

SUBJECT TO: real estate taxes which are not yet due and payable; covenants, conditions, and assessments of record, zoning and building laws and ordinances.

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

Full power and authority is hereby granted to said trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, 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 a successor or successors in trust and to grant to such successor or

UNOFFICIAL COPY

successors in trust all the title, estate, powers, and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge, or otherwise encumber said property, or any part thereof, to lease the 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, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, 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 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 for such other considerations 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 the other case shall any party dealing with said trustee in relation to said premises are, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, 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 this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act or of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee 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 trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was 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, her or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) 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.

In witness whereof, the grantor(s) aforesaid set his/her/their/its hand(s) on March 21,
2024.

Elizabeth J. Anderson

Elizabeth J. Anderson

UNOFFICIAL COPY

STATE OF ILLINOIS

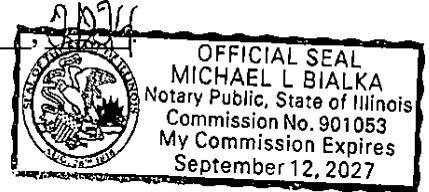
SS:

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT Elizabeth J. Anderson**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/her/his 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 & official seal, on March 21

Michael L Bialka
Notary Public



Under penalty of perjury, the undersigned certifies that this transaction is exempt under provisions of paragraph (e), Section 31-45, Real Estate Transfer Tax Act.

March 21, 2024 Date Elizabeth J. Anderson Buyer, Seller, or Representative

NOTE: The attorney preparing this instrument has not examined the title to the real property described herein, and has expressed no opinion regarding title to said real property.

This instrument prepared by Steven A. Wade, Anesi Ozmon, Ltd., 161 N. Clark St., #2100, Chicago, IL 60601, 312-372-3822

MAIL TO:

Steven A. Wade
Anesi Ozmon, Ltd.
161 N. Clark St., #2100
Chicago, IL 60601

REAL ESTATE TRANSFER TAX		24-Apr-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-13-204-039-1004 | 20240401682927 | 2-102-440-240
* Total does not include any applicable penalty or interest due.

NAME & ADDRESS OF TAXPAYER:

Elizabeth J. Anderson
2544 W. Leland Avenue, Unit 1
Chicago, IL 60625

REAL ESTATE TRANSFER TAX		25-Apr-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-13-204-039-1004 | 20240401682927 | 1-010-676-016

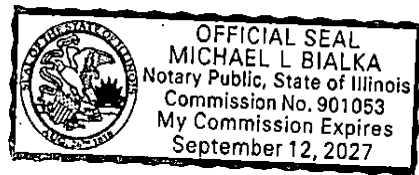
UNOFFICIAL COPY

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: March 21, 2024 Signature: Elizabeth J. Anderson

Subscribed and sworn to before me this 21st day of March, 2024

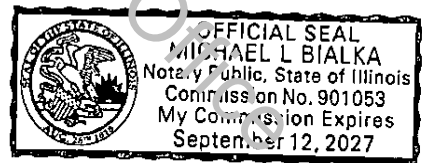


Notary Public Michael L. Bialka

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: March 21, 2024 Signature: Elizabeth J. Anderson

Subscribed and sworn to before me this 21st day of MARCH, 2024



Notary Public Michael L. Bialka

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.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)