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This document prepared by:

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MILLIMAN.LAW
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Chicago, Illinois 60606
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**NO TITLE OPINION
RENDERED.**

**Mail Tax Statements and After
Recording Return to:**

James W. Stewart
Gladys N. S. Stewart
2306 W. 80th Street
Chicago, Illinois 60620



Doc# 2413107024 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 5/10/2024 12:34:PM
PAGE: 1 OF 4

Space for Recorder's Use Only

WARRANTY DEED IN TRUST

THE GRANTORS, JAMES W. STEWART and GLADYS NELL SANDIFER STEWART, a/k/a GLADYS N. S. STEWART, married to each other, of the City of Chicago, Cook County, Illinois, as tenants by the entirety, for and in consideration of Ten Dollars (\$10.00) and Other Valuable Consideration in hand paid, convey and warrant to JAMES W. STEWART, as Trustee of the JWS TRUST, dated April 16, 2024, as amended, and all and every Successor Trustee or Trustees, an undivided one-half (1/2) interest; and GLADYS N. S. STEWART, as Trustee of the GNSS TRUST, dated MAY 02, 2024, and all and every Successor Trustee or Trustees, an undivided one-half (1/2) interest, the beneficial interests of said trusts being held by JAMES W. STEWART and GLADYS N. S. STEWART, as tenants by the entirety, of 2306 W. 80th Street, Chicago, Illinois 60620, in the following described Real Estate situated in the City of Chicago, County of Cook in the State of Illinois, to-wit:

See attached Exhibit A.

Permanent Index No.: 20-31-104-036-0000

Property Address: 2306 W. 80th Street, Chicago, Illinois 60620

to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to the Trustees, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustees are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustees unless a grantee has actual knowledge that the conveyance is a violation of the trusts.

In no case shall any party dealing with the Trustees or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trusts have been complied with, or be obliged to inquire into the necessity of expediency of any act of the Trustees, or be obliged or privileged to inquire into any of the terms of said trusts; and every deed, mortgage, lease, or other instrument executed by the Trustees in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trusts were in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in the trusts or in some amendment thereof and binding on all beneficiaries thereunder; (c) that the Trustees were duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or 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

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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.

Date: MAY 02, 2024

James W. Stewart
JAMES W. STEWART
STATE OF ILLINOIS
COUNTY OF COOK

Gladys Nell Sandifer Stewart
GLADYS NELL SANDIFER STEWART,
a/k/a GLADYS N. S. STEWART

The undersigned, a Notary Public in and for and residing in the said County in the State aforesaid do hereby certify that JAMES W. STEWART, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act, and for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, on April 16, 2024.

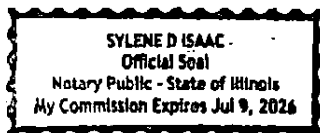


Deisy Mejia
NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF COOK

The undersigned, a Notary Public in and for and residing in the said County in the State aforesaid do hereby certify that GLADYS NELL SANDIFER STEWART, a/k/a GLADYS N. S. STEWART, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act, and for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, on MAY 02, 2024.



Sylene D. Isaac
NOTARY PUBLIC

EXEMPT UNDER PROVISIONS OF SECTION 31-45(E) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(E).

Date: MAY 02, 2024

James W. Stewart
JAMES W. STEWART

Gladys Nell Sandifer Stewart
GLADYS NELL SANDIFER STEWART,
a/k/a GLADYS N. S. STEWART

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EXHIBIT A


(Legal Description)

The following described Real Estate situated in the City of Chicago, County of Cook in the State of Illinois, to-wit:

LOT 36 IN WESTERN AVENUE AND 80TH STREET RESUBDIVISION OF LOTS 1 TO 45 INCLUSIVE IN BLOCK 2 IN O.H. BECKWITH'S SUBDIVISION OF BLOCKS 14 AND 15 IN HUNTER'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDMN, IN COOK COUNTY, ILLINOIS.



Permanent Index No.: 20-31-104-036-0000

Property Address: 2306 W. 80th Street, Chicago, Illinois 60620

| REAL ESTATE TRANSFER TAX | | 10-May-2024 |
|---|----------|-------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

20-31-104-036-0000 | 20240501600616 | 1-563-638-064

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

| REAL ESTATE TRANSFER TAX | | 1-May-2024 |
|---|-----------|------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |

20-31-104-036-0000 | 20240501600616 | 0-774-322-480

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: 04/16/2024

SIGNATURE: *James W. Stewart*
GRANTOR or AGENT

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

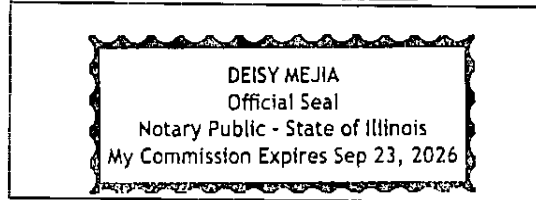
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): James W. Stewart

On this date of: 04/16/2024

NOTARY SIGNATURE: *Deisy Mejia*

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

DATED: 04/16/2024

SIGNATURE: *James W. Stewart*
GRANTEE or AGENT

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

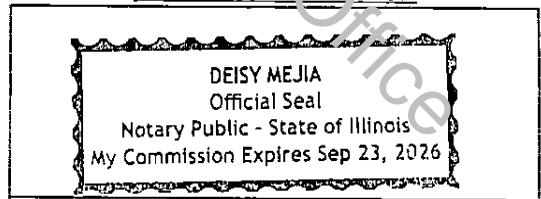
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): James W. Stewart

On this date of: 04/16/2024

NOTARY SIGNATURE: *Deisy Mejia*

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