

UNOFFICIAL COPY

Trustee's Deed ILLINOIS STATUTORY

MAIL TO:

~~Milenko Ilic~~ THE D0725K TRUST
~~P.O. Box 1314~~ 11655 S. Church St.
~~North Riverside, IL 60546~~
Chicago, IL 60643

NAME & ADDRESS OF TAX

PAYER: THE D0725K TRUST
~~Milenko Ilic~~ 11655 S. Church St.
~~P.O. Box 1314~~ Chicago, IL 60643
~~North Riverside, IL 60546~~



Doc# 2413107035 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 5/10/2024 3:19 PM
PAGE: 1 OF 4

THE GRANTOR (S)

Joseph Yao-Kotay, Successor Trustee of "THE JOSEPH HENRY CANNON AND EARNESTINE CANNON LIVING TRUST", dated the 4th of January 2018, of Cook County, of the State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to "THE D0725K TRUST", dated the 15th day of November 2023, under Trust Number 2023DK0725, of the County of Cook, of the State of Illinois, all interest in the following described real estate situated in Cook County in the State of Illinois, to wit:

* Willie S. Cannon, as Trustee of

(LEGAL DESCRIPTION) SEE ATTACHED EXHIBIT A

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever as Tenancy by the Severalty- Fee Simple.


Permanent Index Number(s): 25-19-409-039-0000

Property Address: 11655 South Church Street, Chicago, Illinois 60643

Dated this 9 day of April, 2024.



(SEAL)

Joseph Yao-Kotay, Successor Trustee
of "THE JOSEPH HENRY CANNON AND EARNESTINE
CANNON LIVING TRUST", dated the 4th of January 2018

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

25-19-409-039-0000 | 20240501695869 | 1-839-315-248

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

REAL ESTATE TRANSFER TAX	10-May-2024
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

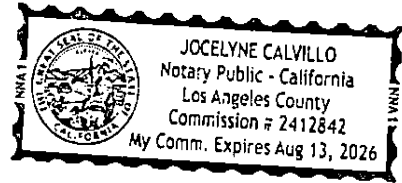
25-19-409-039-0000 | 20240501695869 | 1-391-966-512

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STATE OF California)
COUNTY OF Los Angeles) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Joseph Yao-Kotay**, 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 they signed, sealed and delivered the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED AND SWORN TO
Before me this 09 day of April, 2024.



Notary Public

If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

David Koch
Koch & Associates, P.C
5947 West 35th Street
Cicero, IL 60804

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 4,
REAL ESTATE TRANSFER ACT.

DATE: 4 / 30 / 24

[Signature]
Signature of Buyer, Seller, or Representative

- This conveyance must contain the name and address of the Grantee for tax billing purposes: (55ILCS5/3-5020) and name and address of the person preparing the instrument: (55 ILCS5/3-5022).

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EXHIBIT A

ADDRESS OF REAL ESTATE: 11655 South Church Street, Chicago, Illinois 60643
PERMANENT REAL ESTATE IDENTIFICATION NUMBER: 25-19-409-039-0000

LEGAL DESCRIPTION:

THE NORTH HALF (1/2) OF LOT 24 IN BLOCK 10 IN VINCENNES ROAD ADDITION TO WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE WEST HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 19 AND THAT PART LYING EAST OF THE DUMMY TRACK OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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: 4 | 30 | 20²⁴

SIGNATURE: [Signature]
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:

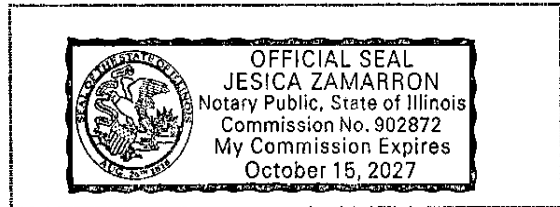
Jesica Zamarron

By the said (Name of Grantor): David O Koch

On this date of: 4 | 30 | 20²⁴

NOTARY SIGNATURE: Jesica Zamarron

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: 4 | 30 | 20²⁴

SIGNATURE: [Signature]
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:

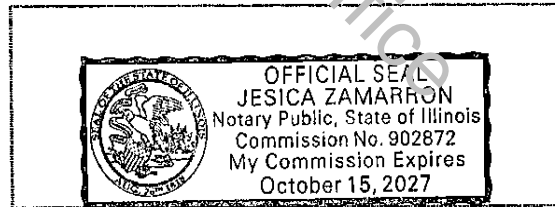
Jesica Zamarron

By the said (Name of Grantee): David O Koch

On this date of: 4 | 30 | 20²⁴

NOTARY SIGNATURE: Jesica Zamarron

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)**