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Doc# 2417711005 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/25/2024 9:58 AM

PAGE: 1 OF 3

WARRANTY DEED IN TRUST

The Grantors,
GERALDINE PETERSON,
a single woman,
of the City of Chicago, and
EMILY MALKOWSKI,
married to Raymond Malkowski,
of the City of Chicago
County of Cook, State of
Illinois for and in consideration
of Ten Dollars (\$10.00) and

other good and valuable consideration in hand paid, Convey and Warrant unto GERALDINE PETERSON as TRUSTEE under the Trust Agreement dated OCTOBER, 2020, and known as the GERALDINE PETERSON TRUST (the "instrument"), 10716 S. Ridgeway Ave., Chicago, IL 60655, the following described real estate in the County of Cook, State of Illinois, to wit:

LOT FIVE (5) IN BLOCK ONE (1) IN THOMAS BOYER'S RESUBDIVISION OF PART OF GLEASON'S SUBDIVISION OF THE SOUTH HALF (1/2) OF THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) AND THE NORTH HALF (1/2) OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION FOURTEEN (14), TOWN THIRTY SEVEN (37), NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN.

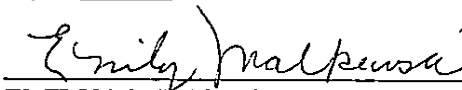
Commonly known as: 10716 S. Ridgeway Ave., Chicago, IL 60655
Permanent Index Number: 24-14-318-020-0000

Subject to the express conditions subsequent that 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.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals
this 1st day of October, 2020.


GERALDINE PETERSON

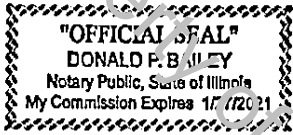

EMILY MALKOWSKI

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that GERALDINE PETERSON and EMILY MALKOWSKI are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of October, 2020.



[Signature]
NOTARY PUBLIC

PREPARED BY AND MAIL TO:
Donald P. Bailey
Attorney at Law
10729 W. 159th St.
Orland Park, Illinois 60467

SEND SUBSEQUENT TAX BILLS TO:
Geraldine F. Peterson
10716 S. Ridgeway Ave.
Chicago, IL 60655

PROPERTY ADDRESS:
10716 S. Ridgeway Ave.
Chicago, IL 60655

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT SEC. 4 PAR. E
& COOK COUNTY ORD. 95104 PAR. E.

DATE
10-1-20

SIGN
[Signature: Geraldine Peterson]

REAL ESTATE TRANSFER TAX	25-Jun-2024
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



24-14-318-020-0000 | 20240601633546 | 0-401-179-440

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

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



24-14-318-020-0000 | 20240601633546 | 1-994-556-208

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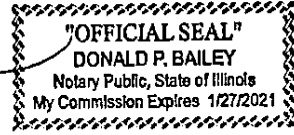
AFFIDAVIT BY GRANTOR AND GRANTEE

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 10-1, 2020 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Signature]
this 1st day of October, 2020.

Notary Public [Signature]

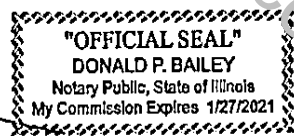


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated 10-1, 2020 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Signature]
this 1st day of October, 2020.

Notary Public [Signature]



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.)