

UNOFFICIAL COPY

Warranty Deed in Trust

Mail to: Erwin Law LLC
4043 N. Ravenswood Ave., Suite 208
Chicago, Illinois 60613

Future Tax Bills To:
Watson Family Trust
4506 N. Beacon St.
Chicago, Illinois 60640



Doc# 2417908055 Fee \$88.00

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

COOK COUNTY CLERK'S OFFICE

DATE: 6/27/2024 3:40 PM

PAGE: 1 OF 4

THE GRANTORS, James M. Watson Jr a/k/a James M. Watson and Lise K. Watson, married to each other as husband and wife, of the City of Chicago, Cook County, State of Illinois for and in consideration of payment of the sum of Ten Dollars and no cents (\$10.00) and other good and valuable consideration in hand paid;

CONVEYS AND WARRANTS to James M. Watson Jr. and Lise K. Watson, whose address is 4506 N. Beacon St., Chicago, Illinois, as Co-Trustees under the Trust Agreement dated April 29, 2024, and known as the Watson Family Trust dated June 21, 2024 (the "instrument"), the following Real Property in the County of Cook in the State of Illinois, together with all tangible personal property permanently or regularly located at and used in and about said premises, to wit:

(See Legal Description as attached Exhibit A)

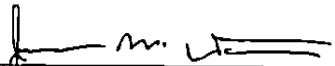
*Property Address: 4506 N. Beacon St., Unit 1, Chicago, Illinois 60640
Parcel No.: 14-17-115-039-1001*

SUBJECT to the express conditions subsequent that (1) if the Trustee becomes unwilling or unable to act, the instrument appoints the successor Trustee, (2) any successor Trustee, without any conveyance, transfer or order of court, shall have all of the right and title of the Trustee and all of the rights, powers, authorities and discretions of the Trustee, (3) any person dealing with any successor Trustee may, without liability and without inquiring into the terms of the instrument described above, rely upon the written certification of the successor Trustee that the successor Trustee has become successor Trustee, and (4) 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.

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IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hand and seal this 21st day of June, 2024.


James M. Watson Jr.
a/k/a James M. Watson

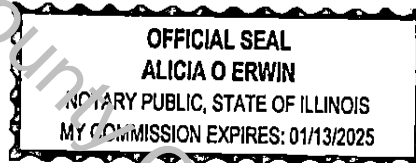

Lise K. Watson

State of Illinois)
)SS
County of Cook)

BE IT REMEMBERED, that on this 21st day of June, 2024 before me, the subscriber, a Notary Public in and for said state, personally came James M. Watson Jr., and Lise K. Watson, the Grantors in the foregoing deed, for the uses and purposes therein set forth.


IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my Notarial seal on the day and year aforesaid


Notary Public



EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX ACT AND COOK COUNTY ORDINANCE 93104, PARAGRAPH E.

6/21/2024
Date


Grantor or Grantor's Representative

Prepared by:
Erwin Law, LLC
By: Alicia O. Erwin
4043 N. Ravenswood Ave. Suite 208
Chicago, Illinois 60613

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Exhibit "A" Legal Description

UNIT 1 IN THE JOAN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 251 (EXCEPT THE SOUTH 10 FEET THEREOF) IN THE RESUBDIVISION OF LOTS 249, 250 AND 251 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH THAT PART OF THE WEST 1/2 OF SAID NORTHWEST 1/4 SECTION, WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1229639107, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.



Property Address: 4506 N. Beacon St., Unit 1, Chicago, Illinois 60640

Parcel No.: 14-17-115-039-1001

REAL ESTATE TRANSFER TAX		27-Jun-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-17-115-039-1001 | 20240601636258 | 0-848-306-992

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

REAL ESTATE TRANSFER TAX		27-Jun-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-17-115-039-1001 | 20240601636258 | 1-763-746-608

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

Date: 6/21/24 Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on 6-21-24

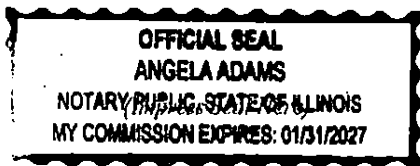


[Signature]
Notary Public

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.

Date: 6/21/24 Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on 6-21-24



[Signature]
Notary Public

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 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.]