

# UNOFFICIAL COPY

## DEED IN TRUST

Doc#: 2421120073 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 7/29/2024 9:48 AM Pg: 1 of 4

Dec ID 20240701662850

In consideration of Ten Dollars in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DARLENE WASHINGTON**, a single woman, ("Grantor"), whose mailing address is **19510 Oakwood Avenue, Lynwood, Illinois 60411**, hereby transfers, conveys and warrants to **Darlene Washington**, as Trustee of an unrecorded trust known as the **Darlene Washington Trust** under Agreement dated July 24, 2024, whose mailing address is 19510 Oakwood Avenue, Lynwood, Illinois 60411 (collectively referred to as "Grantee"), Grantor's entire interest in real estate described in Exhibit "A" attached hereto and made a part hereof, together with all rights and appurtenances in any manner appertaining or belonging to said real estate ("the property").

TO HAVE AND TO HOLD the property with the appurtenances upon the trusts and for the uses and purposes herein and in said Trust Agreements set forth.

Full power and authority is hereby granted to the Trustee to improve the property or any part thereof, to contract to sell, to grant options to purchase, to lease, to sell on any terms and to convey such property or any part thereof.

Full power and authority is hereby granted to the Trustee to manage and protect the property, to convey the property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust of all of the title, estate, powers, and authorities vested in the Trustee, to mortgage, pledge or otherwise encumber such property, or any part thereof, to partition or to exchange said 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 property or any part thereof, and to deal with said property and every part thereof in all other ways and for such 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.

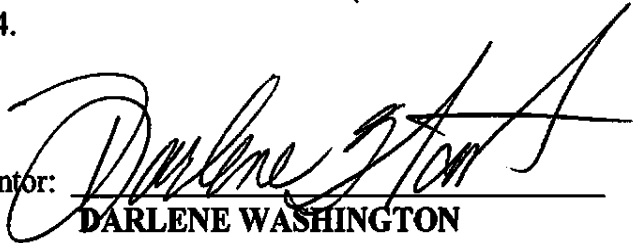
In no case shall any party dealing with the Trustee in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said property, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the 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 the 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 Deed in Trust and by the Trust Agreement was

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in full force and effects (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed in Trust and in the Trust Agreement and binding upon all beneficiaries thereunder; (c) that the 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 fully vested with all title, estate, rights, powers, authorities, duties and obligations of the original Trustee.

Janet Washington-Sykes is named as successor Trustee. If she is unable to act, Janet M. Hill is named as Trustee. If she is unable to act, Tasha Singleton is named as Trustee.

IN WITNESS WHEREOF, the Grantor has executed and delivered (and Grantee has received and accepted) this Deed in Trust on July 24, 2024.

Grantor:   
**DARLENE WASHINGTON**

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that **DARLENE WASHINGTON**, 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 being duly sworn by me on oath acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 24<sup>th</sup> day of July, 2024.

  
Notary Public

SEAL



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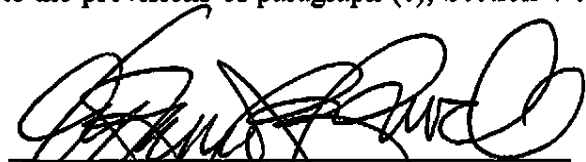
## EXHIBIT A

LOT 34 IN OAKWOOD MANOR UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE WEST 1/4 (EXCEPT THE WEST 200.00 FEET OF THE NORTH 435.70 FEET THEREOF) OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN.

Permanent Index Number: 33-07-209-021-0000  
Address: 19510 Oakwood Avenue, Lynwood, Illinois 60411

This transaction is EXEMPT from transfer tax under the provisions of paragraph (e), Section 4 of the Real Estate Transfer Tax Act.

*July 24, 2024*

  
Agent for Grantor and Grantees

This Deed was prepared by  
and after recording mail to:

Tiffanie B. Powell & Associates, P.C.  
Attn: Tiffanie B. Powell  
4747 Lincoln Mall Drive, Suite 200  
Matteson, IL 60443  
(708) 252-3760

Address of Property:

19510 Oakwood Avenue  
Lynwood, Illinois 60411

Send subsequent tax bills to:

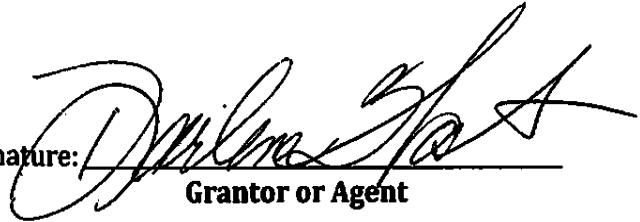
Darlene Washington  
19510 Oakwood Avenue  
Lynwood, Illinois 60411

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## STATEMENT BY GRANTOR AND GRANTEE

The **grantor(s)** or his agent affirms that, to the best of his knowledge, the name of the **grantee(s)** 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 July 24, 2024

Signature:   
Grantor or Agent

Subscribed and sworn to before me  
By the said Grantor(s)  
This 24<sup>th</sup> day of July, 2024  
Notary Public Masika Pointer



The **grantee(s)** or his agent affirms and verifies that the name of the **grantee(s)** 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 July 24, 2024

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Grantee(s)  
This 24<sup>th</sup> day of July, 2024  
Notary Public Masika Pointer



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 the 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 Tax Act.)