



\*2422807043\*

**Warranty Deed in Trust  
Statutory (ILLINOIS)**

Doc# 2422807043 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 8/15/2024 1:09 PM  
PAGE: 1 OF 5

This document was prepared by:  
Martin H. Tish, Esq.  
Neal, Gerber & Eisenberg LLP  
Two North LaSalle Street  
Suite 1700  
Chicago, Illinois 60602

**(The Above Space for Recorders Use Only)**

THIS INDENTURE WITNESSETH, that the Grantor, 2314 North Cambridge, LLC, an Illinois limited liability company, of the County of Cook and State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, conveys and warrants unto Catharon J. Miller, not individually but solely as Trustee of the Catharon J. Miller Revocable Trust U/A/D 10/29/07, whose address is 2314 North Cambridge Avenue, Chicago, Illinois 60614, Grantee, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

PROPERTY INDEX NUMBER: 14-33-104-044-0000  
14-33-104-045-0000; and  
14-33-104-046-0000

PROPERTY ADDRESS: 2330-2338 North Cambridge Avenue  
Chicago, Illinois 60614

**To Have and To Hold** the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement set forth.


Full power and authority is hereby granted to Trustee, acting on its own, to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers, and authorities vested in said Trustee, to donate, to dedicate, to mortgage, to pledge or otherwise to encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future

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present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal 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 premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other 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 Trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed, or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said 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 said 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 indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said 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 are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

And the said Grantor hereby expressly waives and releases 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.

|   |                 |             |
|---|-----------------|-------------|
| <b>REAL ESTATE TRANSFER TAX</b>   |                 | 15-Aug-2024 |
|  | <b>CHICAGO:</b> | 0.00        |
|   | <b>CTA:</b>     | 0.00        |
|   | <b>TOTAL:</b>   | 0.00 *      |

14-33-104-044-0000 | 20240801679645 | 1-180-217-136

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

|  |   |                  |
|--|---|------------------|
| <b>REAL ESTATE TRANSFER TAX</b>  |   | 15-Aug-2024      |
|  |  | <b>COUNTY:</b>   |
|  |   | 0.00             |
|  |   | <b>ILLINOIS:</b> |
|  |   | 0.00             |
|  |   | <b>TOTAL:</b>    |
|  |   | 0.00             |

14-33-104-044-0000 | 20240801679645 | 1-003-826-992

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In Witness Whereof, the Grantor has hereunto set her hand and seal this 25 day of JUNE, 2024.

2314 NORTH CAMBRIDGE, LLC, an Illinois limited liability company

By: Catharon J. Miller Revocable Trust  
U/A/D 10/29/09, its Manager

By: [Signature]  
Catharon J. Miller, Trustee

State of ILLINOIS, County of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Catharon J. Miller, who is personally known or properly identified 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 she signed, sealed and delivered the said instrument as the Manager of 2314 North Cambridge, LLC, an Illinois limited liability company, and as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25 day of June, 2024.

[Signature]  
Notary Public  
Commission expires: 9/11/2025

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.

[Signature] 6/25/24  
Agent Date

After Recording, Return To:  
  
Martin H. Tish, Esq.  
Neal, Gerber & Eisenberg LLP  
Two North LaSalle Street  
Suite 1700  
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:

Catharon J. Miller, Trustee  
(Name)  
2314 Cambridge Avenue  
(Address)  
Chicago, Illinois 60614  
(City, State and Zip)

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

SUB LOTS 7 AND 8 (EXCEPT THE EAST 63 FEET 3 7/8THS INCHES OF SAID SUB LOTS 7 AND 8) IN KARGEL'S SUBDIVISION OF LOT 5 IN BLOCK 5 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE STRIP OF LAND 36 FEET 9 INCHES IN WIDTH RUNNING IN A NORTHERLY AND SOUTHERLY DIRECTION THROUGH SUBLOTS 7 AND 8 IN KARGEL'S SUBDIVISION OF LOT 5 IN BLOCK 5 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS THAT CERTAIN AREA OF LAND BOUNDED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF SAID SUBLLOT 7 WHICH POINT IS 26 1/2 FEET AND A FRACTIONAL SEVEN-EIGHTS OF ONE INCH WEST OF THE EAST BOUNDARY LINE OF SAID SUBLLOT 7, THENCE RUNNING TO A POINT 36 FEET 9 INCHES WEST ON SAID NORTH BOUNDARY LINE OF SAID SUBLLOT 7, THENCE SOUTH THROUGH SAID SUBLOTS 7 AND 8 TO THE SOUTH BOUNDARY LINE OF SAID SUBLLOT 8, THENCE EAST 36 FEET 9 INCHES ON THE SOUTH BOUNDARY LINE OF SAID SUBLLOT 8, THENCE NORTH THROUGH SAID SUBLOTS 8 AND 7 TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

THE EAST 26 1/2 FEET AND FRACTIONAL SEVEN-EIGHTS OF AN INCH OF SUB-LOTS 7 AND 8 IN KARGEL'S SUBDIVISION OF LOT 5 IN BLOCK 5 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER: 14-33-104-044-0000 (affects Parcel 1);  
14-33-104-045-0000 (affects Parcel 2); and  
14-33-104-046-0000 (affects Parcel 3);

PROPERTY ADDRESS: 2330-2338 North Cambridge Avenue  
Chicago, Illinois 60614

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms that, to the best of its knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois limited liability company 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: JUNE 25, 2024

Signature: *[Handwritten Signature]*  
Grantor or Agent

SUBSCRIBED and SWORN to  
before me this 25 day of  
June, 2024

*[Handwritten Signature]*  
Notary Public



The grantee or its 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: June 25, 2024

Signature: *[Handwritten Signature]*  
Grantee or Agent

SUBSCRIBED and SWORN to  
before me this 25<sup>th</sup> day of  
June, 2024

*[Handwritten 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 of a Class A misdemeanor for subsequent offenses.