

# UNOFFICIAL COPY

## DEED IN TRUST

THE GRANTOR (NAME AND ADDRESS)

LUIS G. CRUZ and  
MARIA R. CRUZ, his wife,  
1921 NORTH WOLCOTT AVENUE  
CHICAGO, ILLINOIS 60622



Doc#: 0435803026  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 12/23/2004 10:14 AM Pg: 1 of 3

(The Above Space For Recorder's Use Only)

of the City of CHICAGO, County of COOK, and State of ILLINOIS, in consideration of the sum of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to **LUIS G. CRUZ** as Trustee, under the terms and provisions of a certain Trust Agreement dated the 28<sup>th</sup> day of January, 2004, and designated as the **LUIS G. CRUZ REVOCABLE TRUST** and to any successor trustee appointed under said Trust Agreement, or who may be legally appointed, and to **LUIS G. CRUZ** as trustee, under the terms and provisions of a certain Trust Agreement dated the 28<sup>th</sup> day of January, 2004, and designated as the **MARIA R. CRUZ REVOCABLE TRUST** and to any successor trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate one-half ( 1/2 ) to each trustee, as tenants in common :

### (LEGAL DESCRIPTION)

LOT 3 IN M. MARX'S SUBDIVISION OF LOTS 6 AND 7 IN BLOCK 32 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 13-36-406-024-0000

Address(es) of Real Estate: 1921 NORTH WOLCOTT AVENUE, CHICAGO, ILLINOIS 60622

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he, she, or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon her removal from the County, any other person as designated in the Trust Agreement is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

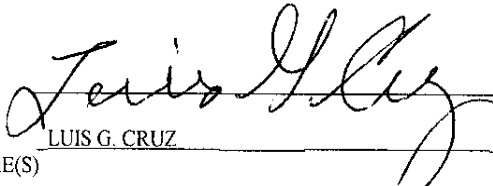
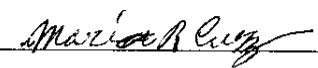
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

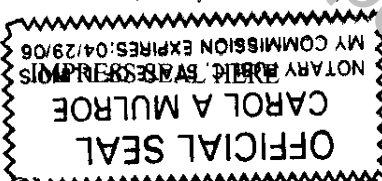
The Grantor hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 28<sup>th</sup> day of January, 2004.

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURES

 (SEAL)  (SEAL)  
 LUIS G. CRUZ (SEAL) MARIA R. CRUZ (SEAL)  
 \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

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 LUIS G. CRUZ and MARIA R. CRUZ personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

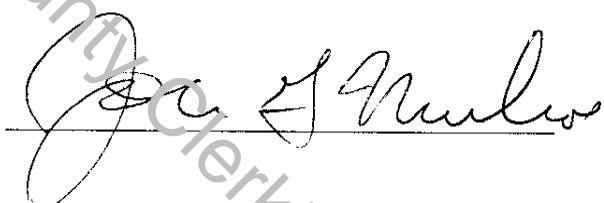


Given under my hand and official seal, this 28<sup>th</sup> day of January, 2004

Commission expires April 29, 2006

  
 NOTARY PUBLIC

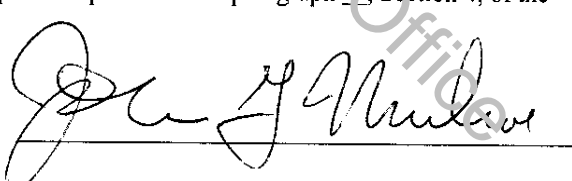
This instrument was prepared on January 28, 2004 by John G. Mulroe, 6687 N. Northwest Highway Chicago, Illinois 60631



### STATE OF ILLINOIS - Department of Revenue STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents transaction exempt under provisions of paragraph c, Section 4, of the Real Estate Transfer Act.

Ch 35, Para. 200/31-45. (NO TAXABLE CONSIDERATION).



Dated: January 28, 2004

SEND SUBSEQUENT TAX BILLS TO:

(JOHN G. MULROE )

LUIS G. CRUZ

Mail to (6687 N. NORTHWEST HWY. )

1921 NORTH WOLCOTT AVENUE

(CHICAGO, ILLINOIS 66031)

CHICAGO, ILLINOIS 60622

OR RECORDER'S Office BOX NO. \_\_\_\_\_

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: January 28, 2004

*Dee's H. G.*  
Grantor or Agent

*Maria R. Cruz*  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 28<sup>th</sup> day of January, 2004.

*Carol A. Mulroe*  
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.

Dated: January 28, 2004

*Dee's H. G.*  
Grantee or Agent

*Maria R. Cruz*  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 28<sup>th</sup> day of January, 2004.

*Carol A. Mulroe*  
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.

(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.)