



Doc#: 0713810074 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/18/2007 01:14 PM Pg: 1 of 3

**WARRANTY DEED IN TRUST**  
**Living Trust**

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THE GRANTORS JOSE L. FELICIANO, JR. and ELIZABETH M. FELICIANO, his wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to the JOSE L. FELICIANO, JR. REVOCABLE TRUST dated April 18, 2007, JOSE L. FELICIANO, JR., Trustee, of 5819 West Warwick Avenue, in the City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

**LOT 3 IN THE SUBDIVISION OF LOT 60 IN KOESTER AND ZANDER'S ADDITION TO WEST IRVING PARK, BEING A SUBDIVISION OF THE SOUTH ½ OF THE NORTHEAST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

PIN: 13-20-221-014-0000

Address of Real Estate: 5819 W. Warwick Avenue, Chicago, IL 60634

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, streets, 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 enquire 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 agreement is executed by a successor or successors in trust, that he 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.
4. In the event of the inability, refusal of JOSE L. FELICIANO, JR., the Trustee herein named, to act, or upon his removal from the JOSE L. FELICIANO, JR. REVOCABLE TRUST dated April 18, 2007, then the Successor Trustee named in the Trust Agreement is appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein. All of the covenants,

# UNOFFICIAL COPY

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

The Grantors hereby waive and release 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 18<sup>th</sup> day of April 2007

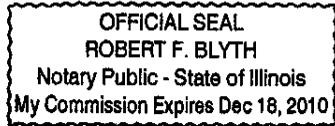
Jose L. Feliciano Jr  
Jose L. Feliciano, Jr.

Elizabeth M Feliciano  
Elizabeth M. Feliciano

STATE OF ILLINOIS, COUNTY OF COOK \_\_\_\_\_ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Jose L. Feliciano, Jr. and Elizabeth M. Feliciano, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 18<sup>th</sup> day of April 2007



Robert F. Blyth (Notary Public)  
EXEMPT UNDER PROVISIONS OF PARAGRAPH (e), SECTION 5-51-7, OF THE REAL ESTATE TRANSFER TAX LAW

DATE: 04-18-07

Jose L. Feliciano Jr  
Signature of Buyer, Seller or Representative

**Prepared by and Mail To:**

Maureen P. Higgins  
Law Office of Robert F. Blyth  
3808 N. Central Avenue  
Chicago, IL 60634

**Name and Address of Taxpayer:**

Jose L. Feliciano, Jr.  
5819 W. Warwick Avenue  
Chicago, IL 60634

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## STATEMENT BY GRANTOR AND GRANTEE

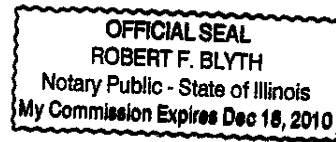
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: April 18, 2007

Signature: Elizabeth Feliciano  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Elizabeth Feliciano  
THIS 18<sup>th</sup> DAY OF April,  
20 07

Robert F. Blyth  
Notary Public



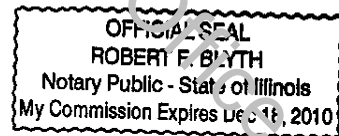
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date: April 18, 2007

Signature: Jose L. Feliciano, Jr.  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Jose L. Feliciano, Jr.  
THIS 18<sup>th</sup> DAY OF April,  
20 \_\_\_\_\_

Robert F. Blyth  
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.