

# UNOFFICIAL COPY



Doc#: 0813422021 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/13/2008 10:38 AM Pg: 1 of 4

**Prepared by:**

Robert G. Guzaldo, Esq.  
Robert G. Guzaldo & Associates, Ltd.  
6650 North Northwest Highway  
Suite 300  
Chicago, Illinois 60631

**After recording, return to:**

Mr. Miguel A. Rivera  
Ms. Miriam Rivera  
2951 North Luna Avenue  
Chicago, Illinois 60641

**Send subsequent tax bills to:**

Mr. Miguel A. Rivera  
Ms. Miriam Rivera  
2951 North Luna Avenue  
Chicago, Illinois 60641

## QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, **Miguel A. Rivera and Miriam Rivera, husband and wife**, of 2951 North Luna Avenue, Chicago, Illinois, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, CONVEY and QUIT CLAIM to **Miguel A. Rivera, as trustee under the provisions of a trust agreement dated October 29, 2007, and known as the Miguel A. Rivera Living Trust, and Miriam Rivera, as trustee under the provisions of a trust agreement dated October 29, 2007, and known as the Miriam Rivera Living Trust, each as to an undivided one-half interest**, of 2951 North Luna Avenue, Chicago, Illinois, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 18 IN BLOCK 10 IN KENDALL'S BELMONT AND 56TH AVENUE SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 30 ACRES) IN COOK COUNTY, ILLINOIS.

**THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO ILCS 200/31-45(e) (THE ILLINOIS REAL ESTATE TRANSFER TAX LAW)**

DATED: April 28, 2008

  
SEALER/TRANSFEROR/REPRESENTATIVE

Address of Real Estate: 2951 North Luna Avenue, Chicago, Illinois 60641

Permanent Real Estate Index Number: 13-28-117-003-0000

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TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence *in praesenti* or *in futuro*, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, 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 rentals, to partition or to exchange said real estate, 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 real estate or any part thereof, and to deal with said real estate 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 said Trustee, or any successor in trust, in relations to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance lease or other instrument, (a) That at the time of 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 trusts, conditions, and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 or their predecessor in trust.

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And the said grantor(s) hereby expressly waive(s) and release(s) 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.

IN WITNESS WHEREOF, the grantor or grantors aforesaid has(ve) hereunto set his/her/their hand(s) and seal(s) this 28<sup>th</sup> day of April, 2008

Miriam Rivera  
MIRIAM RIVERA

Miguel Rivera  
MIGUELA. RIVERA

State of Illinois )  
County of Cook ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Miguel A. Rivera, 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 acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 28 day of April, 2008.

Zonia Contreras  
NOTARY PUBLIC



State of Illinois )  
County of Cook ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Miriam Rivera, 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 acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 28<sup>th</sup> day of April, 2008.

Patricia Pascual  
NOTARY PUBLIC



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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of his or 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 and hold title to real estate under the laws of the State of Illinois.

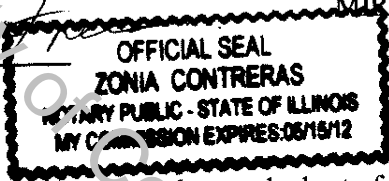
Dated: April 28, 2008

Signature: *Miguel Rivera*  
MIGUEL A. RIVERA

Subscribed and sworn to before me  
this 28 day of April, 2008.

*Zonia Contreras*  
Notary Public

Signature: *Miriam Rivera*  
MIRIAM RIVERA



The grantee or the grantee's agent affirms that, to the best of his or 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 and hold title to real estate under the laws of the State of Illinois.

Dated: April 28, 2008

Signature: *Miguel Rivera*  
MIGUEL A. RIVERA, Trustee

Subscribed and sworn to before me  
this 28 day of April, 2008.

*Zonia Contreras*  
Notary Public

Signature: *Miriam Rivera*  
MIRIAM RIVERA, Trustee



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)