

UNOFFICIAL COPY

TRUSTEE'S DEED IN TRUST

(ILLINOIS)

PREPARED BY/MAIL TO:

C. Brown
Dean R. Hedeker, Ltd.
One Overlook Point, Suite 250
Lincolnshire, IL 60069-4319



Doc#: 1220244081 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/20/2012 03:33 PM Pg: 1 of 4

SEND SUBSEQUENT TAX BILLS

TO:

GLORIA C. CHAVEZ
4002 Elsa St.
Lakewood, CA 90712

THE GRANTOR, GLOKIA C.
CHAVEZ, TRUSTEE OF THE
CHAVEZ FAMILY TRUST DATED

MAY 6, 1987, of 4002 Elsa St., Lakewood, CA 90712, for and in consideration of Ten and No Dollars, and other good and valuable consideration in hand paid, Conveys and Warrants unto Gloria M. Chavez, Trustee, or her successors in trust, under the CHAVEZ FAMILY SURVIVOR'S TRUST dated May 6, 1987, and any amendments thereto, of 4002 Elsa St., Lakewood, CA 90712; the following described real estate in the County of Cook and State of Illinois, to-wit:

LOTS 38 AND 39 IN BLOCK 2 IN THOMPSON'S SUBDIVISION OF THE NORTH WEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-01-202-050 0000

Address of Real Estate: 1537 Washtenaw Avenue, Chicago, Illinois 60622

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide 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, pledge or otherwise 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 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

UNOFFICIAL COPY

In Witness Whereof, the Grantor aforesaid has set her hand and seal on this 16th day of April, 2012.

Gloria C. Chavez
GLORIA C. CHAVEZ, Trustee

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

On APR 16 2012 before me, Karla Garcia, a Notary Public in and for said State, personally appeared GLORIA C. CHAVEZ, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Karla Garcia (Seal)



COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under 35 ILCS 200/31-45
Paragraph e, Section 4 of the
Real Estate Transfer Act and
Cook County Ord. Paragraph e
of Section 74-106.

JW 07/20/12
Dated: April 16, 2012

Carl Brown

City of Chicago
Dept. of Finance
624589



Real Estate
Transfer
Stamp

\$0.00

7/20/2012 14:56

dr00193

Batch 5,021,868

UNOFFICIAL COPY

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: April 16, 2012

Gloria C. Chavez
Grantor or Agent

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

Subscribed and sworn to (or affirmed) before me on this 16th day of April, 2012, by GLORIA C. CHAVEZ, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Signature Karla Garcia (Seal)



The grantee or his/her 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: April 16, 2012

Gloria C. Chavez
Grantee or Agent

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)

Subscribed and sworn to (or affirmed) before me on this 16th day of April, 2012, by GLORIA C. CHAVEZ, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Signature Karla Garcia (Seal)



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)

UNOFFICIAL COPY

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 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 said 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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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 trusts, 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, 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.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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.