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DEED IN TRUST



Doc#: 1310544096 Fee: \$46.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/15/2013 04:19 PM Pg: 1 of 5

THE GRANTOR, ANNA C. GUERRERO, of the Village of Lyons, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100ths (\$10.00) Dollars, and other good and valuable consideration in hand paid, Conveys and Quitclaims to ANNA C. GUERRERO, trustee, or her successors in trust, under the ANNA C. GUERRERO LIVING TRUST dated April 12, 2013, all her interest in and to the following described real estate in Cook County, Illinois:

SEE ATTACHED EXHIBIT "A", LEGAL DESCRIPTION

Street address: Unit GC, 8504 45th Place
City, state, and zip code: Lyons, IL 60534
Real estate index number: 18-02-312-020-1003

Exempt under Real Estate Transfer Tax Act Sec. 4, Par. E and Cook County Ord. 95104 Par. E

Date *Anna C. Guerrero* Sign *A-12-13*

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the property or any part thereof; to lease said

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commence in present or in future, 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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.

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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is 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.

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The 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.

The grantor has signed this deed on April 12, 2013

Anna C. Guerrero
ANNA C. GUERRERO

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I am a notary public for the County and State above. I certify that ANNA C. GUERRERO is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the instrument as her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: APRIL 12, 2013

Nancy Franks Straus
Notary Public

Sent Subsequent Tax Bills to:
ANNA C. GUERRERO, TRUSTEE
8504 45th Place
Lyons, IL 60534



This instrument was prepared by:
Nancy Franks-Straus, Esq.
GOLAN & CHRISTIE LLP
70 W. Madison – 1500
Chicago, IL 60602
(312) 263-2300

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Exhibit A Legal Description

UNIT GC-8504 AND UNIT P-18 IN THE VILLA SANIBEL CONDOMINIUMS AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PARCEL 1 (EXCEPT THE WEST 140.65 FEET) OF THE SOUTH 80 FEET OF THE NORTH 163 FEET OF THAT PART OF THE EAST 40 ACRES OF THE SOUTH 80 ACRES OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF LINE 50.00 FEET WEST OF AND PARALLEL WITH THE CENTER LINE OF A PROLONGATION THEREOF OF HINSDALE AVENUE (NOW KNOWN AS FIRST AVENUE) IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 18, 2000 AS DOCUMENT NUMBER 00816664; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS;

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THEIR RIGHT OF FIRST REFUSAL; GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND OR ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN; THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITION, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Commonly known as: 8504 45th Place, Unit GC, Lyons, IL 60524

PIN(S): 18-02-312-020-1003

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STATEMENT BY GRANTOR AND GRANTEE

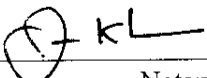
The Grantor, Anna C. Guerrero, or her agent, affirm that to the best of her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another 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 12, 2013

Signature:

Subscribed and sworn to before me by the said Grantor this 12th day of April, 2013.





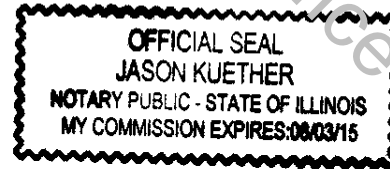
Notary Public

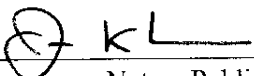
The Grantee, Anna C. Guerrero, not individually, but as Trustee of the Anna C. Guerrero Living Trust dated April 12, 2013, affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign 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 another 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 12, 2013

Signature:

Subscribed and sworn to before me by the said Grantee this 12th day of April, 2013.





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.