

# UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST



Mail To:  
Francisco W. Roman  
2742 W. 16<sup>th</sup> St  
Chicago, IL 60608

Doc#: 1324245051 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/30/2013 11:42 AM Pg: 1 of 5

Send Subsequent Tax Bills to:  
Francisco W. Roman  
2742 W. 16<sup>th</sup> St  
Chicago, IL 60608

## RECORDER'S STAMP

The GRANTOR(S) **Francisco W. Roman**, a single person, of 2742 W 16<sup>th</sup> St, Chicago, IL 60608 for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, and other good and valuable considerations, receipt of which is hereby duly acknowledged, CONVEY AND QUIT CLAIM to **Francisco W. Roman of 2742 W 16<sup>th</sup> St, Chicago, IL 60608, as Trustee** under the provisions of the **WILFREDO DECLARATION OF REVOCABLE TRUST dated August 11, 2013**, following described land in the County of Cook, State of Illinois; to wit:

### SEE ATTACHED LEGAL DESCRIPTION


PIN: 16-24-225-025-0000  
Property Address: 2738 W. 16<sup>th</sup> St, Chicago, IL 60608

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.

**THE TERMS AND CONDITIONS APPEAR ON PAGE 4 OF THIS INSTRUMENT ARE MADE A PART HEREOF.**

And the said granter hereby expressly waives and releases any and all right or benefit under by virtue of any and all statutes of the State of Illinois, providing for exemption Homesteads from sale on execution or otherwise.

Dated August 10, 2013

  
\_\_\_\_\_  
Francisco W. Roman (seal)

**UNOFFICIAL COPY**

STATE OF ILLINOIS }  
                                  } ss  
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **Francisco W. Roman** personally known to me to be the same person(s) whose name(s) is/are 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 the release and waiver of the right of homestead.

Given under my hand and notarial seal, August 10<sup>th</sup>, 2013.

WITNESS my hand and official seal.

Signature           *William Cartagena*          

My Commission Expires           9/17/16          

(Seal)



County - Illinois Transfer Stamps  
Exempt under Real Estate Transfer Tax  
Law 35 ILCS 200 Section 31-45 sub. par. E, and Cook County Ord. 93-0-27 par.

Date: 8/11/13

*Francisco W. Roman*  
Buyer, Seller or Representative

City of Chicago  
Dept. of Finance  
**650995**  
8/30/2013 11:10  
dr00762



Real Estate  
Transfer  
Stamp  
**\$0.00**  
Batch 6,994,928

Prepared by:  
  
William I. Cartagena  
1910 N. Hoyne Ave  
Chicago, IL 60647

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## Terms and Conditions

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

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earning 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 earning, avails and proceeds thereof as aforesaid.

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 and sale on execution or otherwise.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her 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 title to real estate under the laws of the State of Illinois.

Dated 8/13, 20 13 Signature: [Signature]  
Grantor or Agent

Subscribed and Sworn to before me by  
the said this 10 day of AUGUST 20 13

[Signature]  
NOTARY PUBLIC



The grantee or his or 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 8/11 20 13 Signature: [Signature]  
Grantee or Agent

Subscribed and Sworn to before me by  
the said this 11 day of AUG, 20 13

[Signature]  
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.)

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## Legal Description

LOT 16 IN THE SUBDIVISION OF LOTS 13, 14 AND 15 IN BLOCK 7 IN COOK  
AND ANDERSON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4  
OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**C/K/A AS: 2738 W. 16<sup>th</sup> St., Chicago, IL 60608**

**PIN: 16-24-225-025-0000**

Property of Cook County Clerk's Office