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WARRANTY DEED IN TRUST
ILLINOIS STATUTORY
INDIVIDUAL



Doc#: 1329504027 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/22/2013 08:59 AM Pg: 1 of 5

THE GRANTOR(S) Douglas Geiger, single of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Jasmine Alvarado-Paxson as Trustee of the Jasmine Alvarado-Paxson Trust under Trust Agreement dated August 14, 2013 of 717 W. Briar Place #1W, Chicago, IL 60657 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit

See Exhibit "A" attached hereto and made a part hereof

Subject to: Covenants; conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and by laws, if any, and general real estate taxes not yet due and payable at the time of Closing.

Permanent Real Estate Index Number(s): 14-06-404-035-0000

Address(es) of Real Estate: 5844 N. Hermitage, Unit C
Chicago, IL 60660

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, street, 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, deed, 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



First American
Title Insurance Company

Handwritten signature and initials: K/S/R/T/S
S R S S T S

Warranty Deed in Trust - Individual

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aforsaid 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.

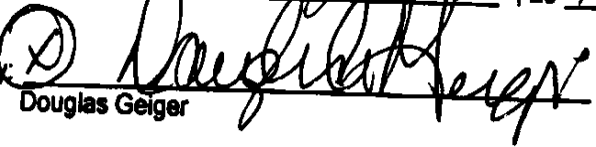
4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) 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.

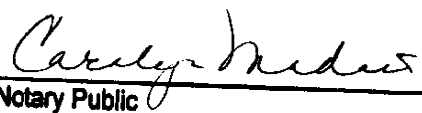
Dated this 17th day of September, 20 13

By: 
Douglas Geiger

h.y.
STATE OF ILLINOIS, COUNTY OF Queens SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Douglas Geiger personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 12th day of September, 20 13.


Notary Public

CAROLYN MADAIO
Notary Public, State of New York
No. 01MA2461950
Qualified in Queens County
Commission Expires Jan. 31, 2014






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Prepared by:
 Law Office of Judy DeAngelis
 767 Walton Lane
 Grayslake, IL 60030

Mail to:
 Dina DeLaurentis
 Attorney at Law
 40 Skokie Blvd, #105
 Northbrook, IL 60062

Name and Address of Taxpayer:
 Jasmin Alvarado-Paxson, as Trustee
 5844 Hermitage Avenu, Unit C
 Chicago, IL 60614

REAL ESTATE TRANSFER	09/30/2013
	CHICAGO: \$2,437.50
	CTA: \$975.00
	TOTAL: \$3,412.50
14-06-404-035-0000 20130901603437 BFLRJE	

REAL ESTATE TRANSFER	10/03/2013
 	COOK \$162.50
	ILLINOIS: \$325.00
	TOTAL: \$487.50
14-06-404-035-0000 20130901603437 JANJR7	



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SECONDS EAST, A DISTANCE OF .67 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 27 SECONDS EAST, A DISTANCE OF 19.34 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 33 SECONDS WEST, A DISTANCE OF 33.98 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 27 SECONDS EAST, A DISTANCE OF 1.92 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 33 SECONDS WEST, A DISTANCE OF 18.04 FEET FOR THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PIN(S): 14-06-404-035-0000

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