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DEED IN TRUST (ILLINOIS)



Doc#: 1421134072 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/30/2014 01:35 PM Pg: 1 of 4

Mail to:

Kathryn T. McCarty
FMS Law Group LLC
200 W. Monroe St., Suite 1340
Chicago, Illinois 60606

Subsequent Tax Bills to:

Victor & Alma Sanchez
1545 W. Chase Ave., Unit 106
Chicago, Illinois 60626

Above Space for Recorder's Use Only

THE GRANTORS, Victor Sanchez and Alma Sanchez, husband and wife, of the County of Cook, and State of Illinois, for and in consideration of (\$10.00) Ten and no/100 Dollars, and other good and valuable consideration in hand paid, Convey and Warrant unto the **GRANTEE**:

Victor Sanchez and Alma Sanchez, not individually, but solely as Co-Trustees (and all successor or successors in trust) under the provisions of a declaration of trust dated July 29, 2013, and known as the **Sanchez Family Trust dated July 29, 2013**, of 3653 N. Pulaski Rd., Chicago, Illinois 60641, all right, title and interest in the following described real estate in the County of Cook and State of Illinois, to wit:
See Exhibit -A- attached hereto

City of Chicago
Dept. of Finance
671615



Real Estate
Transfer
Stamp
\$0.00

Exempt under Provision of Paragraph E
Section 4, Real Estate Transfer Tax Act.

7/30/2014 13:09
dr00764

Batch 8,569,589

Date: 7/29/13
Sign: [Signature]

Permanent Real Estate Index Number: **11-29-319-018-1006**
Address of Real Estate: **1545 W. Chase Ave., Unit 106, Chicago, Illinois 60626**

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, 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 deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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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 applications 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 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 grantors hereby expressly waive and release 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, each of the grantors aforesaid has hereunto set his or her hand and seal as of the date set opposite his or her name.

Dated this 12 day of September, 2013.

Subscribed and sworn to before me this
12 day of September, 2013.

Kathryn T. McCarty
Notary Public

VICTOR SANCHEZ by Alma Sanchez
as POA agent



Dated this 29 day of July, 2013.

Subscribed and sworn to before me this
29th day of July, 2013.

Kathryn T. McCarty
Notary Public

ALMA SANCHEZ by POA

This instrument was prepared by: Kathryn T. McCarty / FMS Law Group LLC
200 W. Monroe St., Suite 200, Chicago, Illinois 60606

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EXHIBIT -A-

Permanent Real Estate Index Number: **11-29-319-018-1006**

Address of Real Estate: **1545 W. Chase Ave., Unit 106, Chicago, Illinois 60626**

Legally Described As Follows:

UNIT NUMBER 106, AS DELINEATED ON SURVEY OF LOTS 8 TO 10, IN BLOCK 7, IN F. H. DOLAND'S SUBDIVISION OF 990 FEET EAST OF AND ADJOINING THE WEST 175 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RAILROAD (EVANSTON DIVISION), IN ROGERS PARK; WHICH SURVEY IS ATTACHED AS EXHIBIT "A", TO THE DECLARATION MADE BY LA SALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 24727, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 18879618; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID LOTS 8 TO 10, IN NORTH F. H. DOLAND'S SUBDIVISION AFORESAID, (EXCEPTING FROM SAID LOTS 8 TO 10, ALL THE LAND, PROPERTY AND SPACE, KNOWN AS UNIT NUMBERS 101 TO 109, BOTH INCLUSIVE, 201 TO 209, BOTH INCLUSIVE, AND 301 TO 309 BOTH INCLUSIVE, AS SAID UNITS ARE DELINEATED ON SAID SURVEY), IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms 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 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.

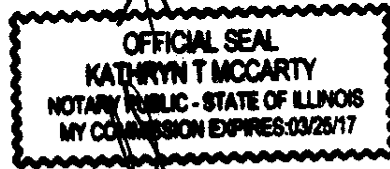
Dated July 29, 2013.

Signature: _____

Alma Sanchez

Subscribed and sworn to before me this 29 day of July, 2013.

Kathryn T. McCarty
Notary Public

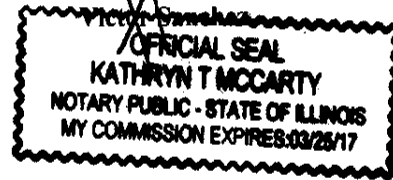


Dated Sept. 12, 2013.

Signature: _____

Subscribed and sworn to before me this 12 day of Sept., 2013.

Kathryn T. McCarty
Notary Public



The grantee 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.

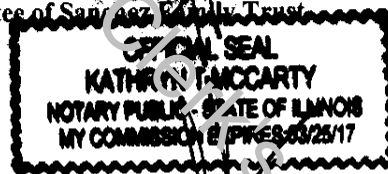
Dated July 29, 2013.

Signature: _____

Alma Sanchez, not individually, but solely as Co-Trustee of Sanchez Family Trust

Subscribed and sworn to before me this 29 day of July, 2013.

Kathryn T. McCarty
Notary Public



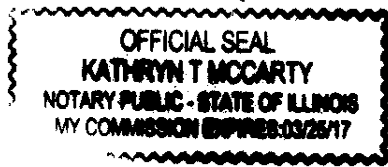
Dated Sept. 12, 2013.

Signature: _____

Victor Sanchez, not individually, but solely as Co-Trustee of Sanchez Family Trust

Subscribed and sworn to before me this 12 day of Sept., 2013.

Kathryn T. McCarty
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.)