

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST (Illinois)



Doc#: 1513144090 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/11/2015 04:03 PM Pg: 1 of 4

MAIL TO:

NAME & ADDRESS OF TAXPAYER:

Aaron Tovar and David Borowski  
5634 N. Winthrop Avenue  
Chicago, IL 60660

③ 40040028-2914444

Grantor(s), Aaron Tovar, single, not married and not party to a civil union and David Borowski, single, not married and not party to a civil union for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUITCLAIM(S) unto Aaron Tovar, as Trustee of the Aaron Tovar Trust, dated May 12, 2012, as to an undivided 1/2 interest, and David Borowski as Trustee of the David Borowski Trust dated May 12, 2012, as to an undivided 1/2 interest and unto all and every successor or successors in trust under said trust agreement, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

THE SOUTH 16 2/3 FEET OF LOT 5 AND THE NORTH 16 2/3 FEET OF LOT 6 IN BLOCK 9 IN COCHRAN'S ADDITION TO EDGEWATER A SUBDIVISION OF THE SOUTH 1946 FEET OF THE WEST 1320 FEET OF THE EAST FRACTIONAL 1/2 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 14-05-408-017-0000  
Property Address: 5634 N. Winthrop Avenue, Chicago, IL 60660

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 the present or in the 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 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.

City of Chicago  
Dept. of Finance  
687300



Real Estate  
Transfer  
Stamp

\$0.00

Batch 9,831,822

5/11/2015 15:35  
dr00764

CCRD REVIEWER

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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 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 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.

And the said grantor(s) hereby 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 from sale on execution or otherwise.

DATED this X 30 day of X March, 20 15.

X [Signature]  
Aaron Tovar

X [Signature]  
David Borowski

STATE OF Illinois COUNTY OF Cook ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Aaron Tovar and David Borowski, single, not married and not party to a civil union, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and individually and jointly acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

X Beverly A. Brown Notary Public  
Beverly A. Brown  
My commission expires X June 10, 2016

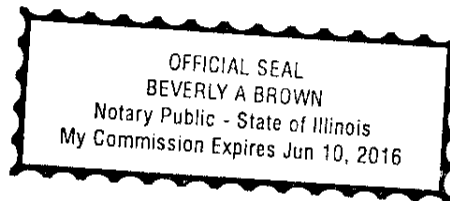
COUNTY - ILLINOIS TRANSFER STAMPS  
Exempt Under Provision of  
Paragraph E, Section 4,  
Real Estate Transfer Act  
Date: X 4/1/2015  
Signature: X [Signature]

Prepared by:  
Anselmo Lindberg Oliver LLC  
1771 W. Diehl Ste 120  
Naperville, IL 60563

RE629



1632 4/7/2015 79822638/1



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## STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR or his agent affirms that, to the best of his 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.

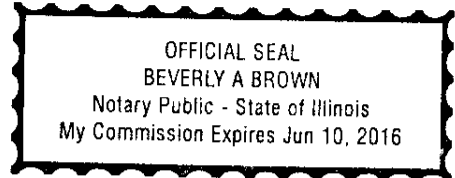
Dated March 30, 2015.

Signature: [Signature]  
Grantor or Agent

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said, Aaron Toyar and David Borowski this 30th day of March, 2015.

Notary Public: Beverly A. Brown



The GRANTEE or his agent affirms that, to the best of his 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.

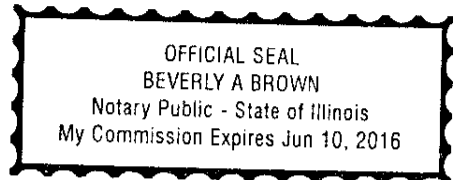
Dated March 30, 2015.

Signature: [Signature]  
Grantee or Agent

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said, Aaron Toyar and David Borowski this 30th day of March, 2015.

Notary Public: Beverly A. Brown  
Beverly A. Brown



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

## AFFIDAVIT - PLAT ACT

### RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss

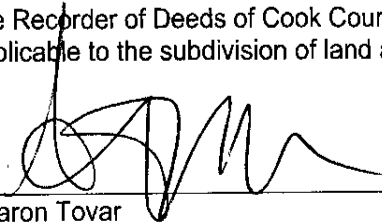
COUNTY OF COOK)

Aaron Tovar, being duly sworn on oath, states that he resides at: 5634 N. Winthrop Ave. Chicago, IL 60660 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

### CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

  
 \_\_\_\_\_  
 Aaron Tovar

SUBSCRIBED AND SWORN to before me this 30<sup>th</sup> day of March, 2015.

Beverly A. Brown  
 Notary Public  
 My commission expires: June 10, 2016  
 Beverly A. Brown

