

DEED IN TRUST



Grantee:

Nora L. Salinas, Trustee, U/T/A dated August 25, 2015, and designated as Trust Number 3427

3427 W. 71st St., Chicago, IL 60629

Doc#: 1530045014 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/27/2015 09:15 AM Pg: 1 of 3

The above space is for the recorder's use only

THIS INDENTURE WITNESSETH, that the Grantors, **Juan Salinas and Dora G. Salinas (a/k/a Doris Salinas), husband and wife**, of the County of Cook and State of Illinois, in consideration of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and quit claim to Nora L. Salinas, Trustee, under the terms and provisions of a certain Trust Agreement dated the 25th day of August, 2015, and designated as Trust Number 3427, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LEGAL DESCRIPTION:

LOT 11 IN WILLIAM H. BRITIGAN'S MARQUETTE PARK HIGHLANDS, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE WEST 50 FEET THEREOF) OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DRAWN 8 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH 1/16 OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, IN COOK COUNTY, ILLINOIS

P.I.N. : 19-26-201-014-0000

Common Address: 3427 W. 71st St., Chicago, IL 60629

TO HAVE AND TO HOLD the said real estate and appurtenances thereto upon the trusts set forth in the said Trust Agreement and for the following uses:

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, streets, 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.

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, deal, 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 aforesaid 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 instrument 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.

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.

UNOFFICIAL COPY


In the event of the inability or refusal of the Trustees herein named to act, **Olga L. Salinas-Reilly** 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 hereby waives and releases 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 25th day of August, 2015.

 (Seal)
Juan Salinas, Grantor

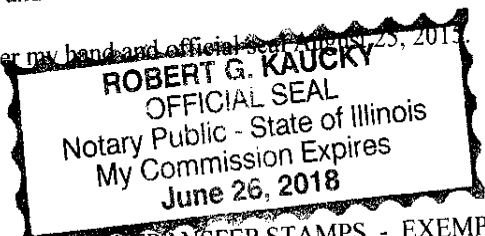
 (Seal)
Dora G. Salinas, Grantor

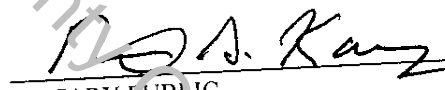
 (Seal)
Doris Salinas, Grantor

STATE OF ILLINOIS, COUNTY OF COOK.) SS.

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that **Juan Salinas and Dora G. Salinas (a/k/a Doris Salinas), husband and wife**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal August 25, 2015.




NOTARY PUBLIC

COUNTY-ILLINOIS TRANSFER STAMPS - EXEMPT UNDER PROVISIONS OF SUBPARAGRAPH (e) SECTION 31-45, REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45).

Dated: August 25, 2015


Buyer, Seller or Representative

This instrument was prepared by: Robert G. Kaucky, 2607 S. Ridgeland Ave., Berwyn, IL 60402

Return To:

Ms Nora L. Salinas
5216 S. Nagle Ave., Chicago, IL 60638

Mail Tax Bills To:

Mr. and Mrs. Juan Salinas
3427 W. 71st St., Chicago, IL 60629

Street address of above described property: 3427 W. 71st St., Chicago, IL 60629

REAL ESTATE TRANSFER TAX

19-Oct-2015

CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00



UNOFFICIAL COPY

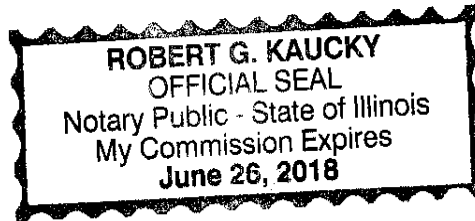
STATEMENT BY GRANTOR AND GRANTEE

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 person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date August 25, 2015

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 25th day of August 2015



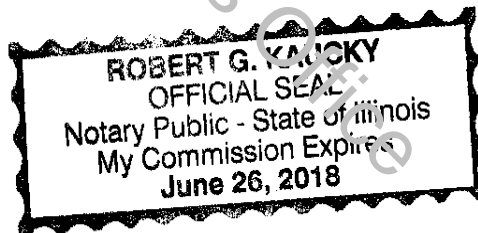
Notary Public [Handwritten Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date August 25, 2015

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 25th day of August, 2015



Notary Public [Handwritten Signature]

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.

(Attached 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.)