

# UNOFFICIAL COPY

**RECORDATION REQUESTED BY:**

Burt C. Binenfeld  
Law Offices of Burt C. Binenfeld  
One Lincoln Centre  
18W140 Butterfield Road, 15th Floor  
Oakbrook Terrace, IL 60181

**WHEN RECORDED MAIL TO:**

Burt C. Binenfeld  
Law Offices of Burt C. Binenfeld  
One Lincoln Centre  
18W140 Butterfield Road, 15th Floor  
Oakbrook Terrace, IL 60181

**SEND TAX NOTICES TO:**

Mr. and Mrs. Michael C. Garcia  
1109 Monroe Street  
Evanston, Illinois 60202



**Doc#: 1530344003 Fee: \$46.00**  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/30/2015 10:35 AM Pg: 1 of 5

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

**DEED IN TRUST**

THE GRANTORS, Michael C. Garcia and Monica F. Garcia, of the COUNTY OF COOK and STATE OF ILLINOIS, for and in consideration of TEN AND 00/100 Dollars, and other good and valuable consideration in hand paid, Convey and Warrant

(i) unto Michael C. Garcia and Monica F. Garcia, GRANTEES, of 1109 Monroe Street, Evanston, Illinois 60202, as Co-Trustees (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successors in trust under the provisions of a trust agreement dated the 16th day of September, 2015, and known as the Michael C. Garcia Revocable Trust, an undivided one-half (1/2) interest as a tenant in common

and

(ii) unto Monica F. Garcia and Michael C. Garcia, GRANTEES, of 1109 Monroe Street, Evanston, Illinois 60202, as Co-Trustees (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successors in trust under the provisions of a trust agreement dated the 16th day of September, 2015, and known as the Monica F. Garcia Revocable Trust, an undivided one-half (1/2) interest as a tenant in common

in and to the following described real estate in the COUNTY OF Cook and STATE OF ILLINOIS to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 11-19-308-035

Address(es) of real estate: 1109 Monroe Street, Evanston, Illinois 60202

CCRD REVIEWER R

**UNOFFICIAL COPY**DEED IN TRUST  
(Continued)

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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 praesenti or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the terms of 99 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 changes 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 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 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 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.

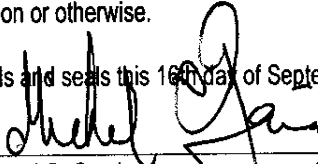
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

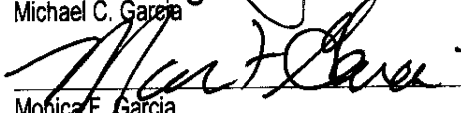
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DEED IN TRUST  
(Continued)

And the said grantors hereby expressly waive and release any or 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, the grantors aforesaid have hereunto set their hands and seals this 16th day of September, 2015.

  
\_\_\_\_\_  
Michael C. Garcia (SEAL)

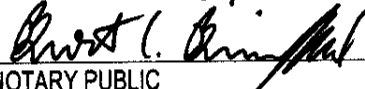
  
\_\_\_\_\_  
Monica F. Garcia (SEAL)

State of Illinois, County of Cook ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael C. Garcia, personally known to me to be the same person whose name 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 16th day of September, 2015.

Commission expires September 16, 2018

  
\_\_\_\_\_  
NOTARY PUBLIC



State of Illinois, County of Cook ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Monica F. Garcia, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 16th day of September, 2015.

Commission expires September 16, 2018

  
\_\_\_\_\_  
NOTARY PUBLIC




AFFIX "RIDERS" OR REVENUE STAMPS HERE BELOW

This conveyance of this property is exempt from the imposition of transfer tax in accordance with 35 ILCS 200/31-45(e).

  
\_\_\_\_\_  
Burt C. Binenfeld

9/24/2015  
Date

This instrument was prepared by Burt C. Binenfeld c/o Law Offices of Burt C. Binenfeld, 18W140 Butterfield Road, 15th Floor, Oakbrook Terrace, Illinois 60181

CITY OF CHICAGO  
EXEMPTION  
  
CITY CLERK

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## LEGAL DESCRIPTION

Lot 11 in Frederick Schroeder's Subdivision of that part of the South 1/2 of the North 1/2 of the South West 1/4 of Section 12, Township 41 North, Range 14, East of the Third Principal Meridian, lying West of Ridge Avenue, (excepting therefrom the East 150 Feet of the West 183 Feet of the South 35 Feet) in Cook County, Illinois.

Property of Cook County Clerk's Office

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

Dated: September 24, 2015

Signature: *[Handwritten Signature]*  
Grantor of Agent

Subscribed and Sworn to  
before me this 24th day  
of September, 2015

*Laura Ann King*  
Notary Public



My Commission Expires:

2-17-2016

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 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: September 24, 2015

Signature: *[Handwritten Signature]*  
Grantee of Agent

Subscribed and Sworn to  
before me this 24th day  
of September, 2015

*Laura Ann King*  
Notary Public



My Commission Expires:

2-17-2016

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.]