

GIT

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1600457023D

DEED INTO TRUST
PREPARED BY:
ROGER J. BREJCHA
512 W. BURLINGTON-#6A
LA GRANGE, IL 60525

Doc#: 1600457023 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/04/2016 10:58 AM Pg: 1 of 3

MAIL TAX BILL TO:
SIMON ESTRADA
5612 S. NARRAGANSETT *Av2.*
CHICAGO, IL 60638

THE GRANTOR, BERWYN APARTMENTS, INC., AN ILLINOIS CORPORATION OF 24 EAST AVENUE, RIVERSIDE, IL 60456, FOR THE CONSIDERATION OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, HEREBY CONVEYS AND WARRANTS TO SIMON ESTRADA AND MARICELA ESTRADA, TRUSTEES, UNDER THE SIMON ESTRADA LIVING TRUST DATED NOVEMBER 17, 2015, AND MARICELA ESTRADA AND SIMON ESTRADA, TRUSTEES, UNDER THE MARICELA LIVING TRUST DATED NOVEMBER 17, 2015 TO HAVE AND TO HOLD ALL INTEREST IN THE REAL ESTATE DESCRIBED IN EXHIBIT A ATTACHED HERETO AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

DATED: DECEMBER 17, 2015

ADDRESS OF PROPERTY & GRANTEE(S):
5612 S. NARRAGANSETT AVE
CHICAGO, IL 60638

P.I.N. 19-18-215-029-0000

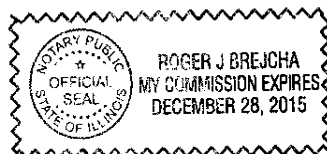
SEE ATTACHED FOR TRUST ~~POERS~~
POWERS

BERWYN APARTMENTS, INC.

BY: *Donna Di Brito / President*
DONNA DI BRITO - PRESIDENT / SECRETARY

STATE OF IL
COUNTY OF COOK

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT DONNA DI BRITO, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THIS DOCUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT SHE SIGNED, SEALED AND DELIVERED THIS DOCUMENT AS HER FREE AND VOLUNTARY ACT AS PRESIDENT / SECRETARY OF BERWYN APARTMENTS, INC., FOR THE USES AND PURPOSES SET FORTH, INCLUDING THE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.



Roger J. Brejcha
NOTARY PUBLIC
DEC. 17, 2015

3


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EXHIBIT A

LOT 3 IN BLOCK 44 IN THE RESUBDIVISION OF FREDERICK H. BARTLETT'S FOURTH ADDITION TO BARTLETT HIGHLANDS, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 5612 South Narragansett Ave., Chicago, IL 60638
Tax Number: 19-18-215-029

MAIL TO:
ANNA KEMPISTY
5400 S. HARPER AVE
SUITE 1202
CHICAGO, IL 60615

REAL ESTATE TRANSFER TAX		18-Dec-2015
	CHICAGO:	2,137.50
	CTA:	855.00
	TOTAL:	2,992.50
19-18-215-029-0000 20151201653755 0-570-217-536		

REAL ESTATE TRANSFER TAX		18-Dec-2015
	COUNTY:	142.50
	ILLINOIS:	285.00
	TOTAL:	427.50
19-18-215-029-0000 20151201653755 328-665-664		

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TRUST POWERS

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 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 and 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 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 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 upon 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

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