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WARRANTY DEED IN TRUST



Doc#: 1603213076 Fee: \$44.01
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 02/01/2016 02:14 PM Pg: 1 of 4

**Exempt under 35 ILCS 200 /
31-45 Paragraph e of the Real
Estate Transfer tax**

Date: 01/26/16

By: Michele Kovalik

THIS INDENTURE WITNESSETH, that the grantors, Rafael Rivera and Anne K. Westerman, of the County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00) in hand paid, convey and warrant an undivided one-half interest to Rafael Rivera and Anne Westerman, Trustees of the From Dad Trust dated January 26, 2016 whose address is 5039 N. Avers Avenue, Chicago, Illinois 60625, and an undivided one-half interest to Anne Westerman and Rafael Rivera, Trustees of the From Mama O Trust dated January 26, 2016, whose address is 5039 N. Avers Avenue, Chicago, Illinois 60625, as trustees under the provisions of trust agreements of which Anne Westerman and Rafael Rivera, who are husband and wife, are the grantors and the primary beneficiaries, said beneficial interests to be held as tenants by the entirety, the following described homestead property in the County of Cook and State of Illinois, to wit:

THE SOUTH 10 FEET OF LOT 25 AND THE NORTH 25 FEET OF LOT 26 IN BLOCK 2 IN RAVENSWOOD TERRACE BEING GEORGE C FIELD'S SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 49 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 14, 1920 AS DOCUMENT 6715638 ALL IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS; GENERAL REAL ESTATE TAXES FOR THE YEAR 2002 AND SUBSEQUENT YEARS. .

SUBJECT TO: Covenants, conditions, and restrictions of record

Permanent Real Estate Index Number(s): 13-11-308-007-0000

Address of Real Estate: 5039 N. Avers Avenue, Chicago, Illinois 60625

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. The primary beneficiaries of the grantee trusts, who are husband and wife, agree that the beneficial interests in the property are to be held as tenants by the entirety notwithstanding that, upon the death of either, the survivor does not retain the entire estate.

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

In no other 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, 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.

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, the grantors, aforesaid Rafael Rivera and Anne K. Westerman, hereunto set their hands this 26th day of January, 2016.




Rafael Rivera

Anne K. Westerman

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State of Illinois, County of DuPage

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby CERTIFY THAT Rafael Rivera and Anne Westerman, 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 the homestead.

Given under my hand and notarial seal, this 26th day of January, 2016.



M. Berlin

(Notary Public)

Prepared By:

Natalia Kabbe
Kabbe Law Group, LLC
1952 McDowell Road, Suite 101
Naperville, IL 60563

Mail To:

Kabbe Law Group, LLC
1952 McDowell Road, Suite 101
Naperville, IL 60563

Name and Address of Taxpayer/Address of Property:

Rafael Rivera and Anne Westerman
5039 N. Avers Avenue
Chicago, Illinois 60625

REAL ESTATE TRANSFER TAX

01-Feb-2016



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-11-308-007-0000 | 20160101665399 | 0-275-108-416

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX

01-Feb-2016



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

13-11-308-007-0000 | 20160101665399 | 1-213-174-336

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 01 | 26 | , 2016

SIGNATURE: *Molly Caston* Agent
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

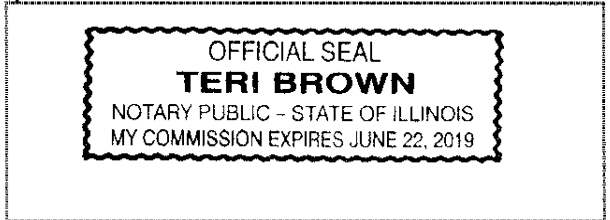
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Molly Caston, As Grantor Agent

On this date of: 01 | 26 | , 2016

NOTARY SIGNATURE: *Teri Brown*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 01 | 26 | , 2016

SIGNATURE: *Molly Caston* Agent
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

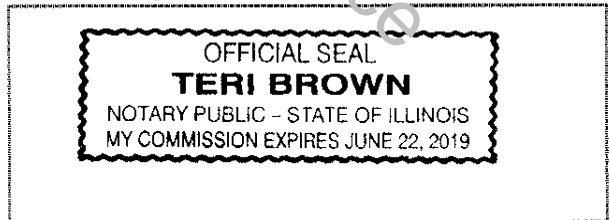
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): Molly Caston, As Grantee Agent

On this date of: 01 | 26 | , 2016

NOTARY SIGNATURE: *Teri Brown*

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 provisions of **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)