

UNOFFICIAL COPY

DEED IN TRUST

THE GRANTOR, **ROLAND J. GOMEZ, JR.**, married to **CHRISTINA M. GOMEZ**, hereinafter called the "Grantor"), of the County of Cook and the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants unto **ROLAND J. GOMEZ, JR.**, Trustee, of the **ROLAND J. GOMEZ, JR. REVOCABLE LIVING TRUST** dated August 28, 2015 (hereinafter referred to as "said trustee",

regardless of the number of trustees under each said trust agreement), and unto all and every successor or successors in trust under said trust agreement, as to an undivided one-half interest, and to **CHRISTINA M. GOMEZ**, Trustee of the **CHRISTINA M. GOMEZ REVOCABLE LIVING TRUST** dated August 28, 2015 (hereinafter referred to as "said trustee", regardless of the number of trustees under said trust agreement), and unto all and every successor or successors in trust under said trust agreement, as to an undivided one-half interest, the real property described below; subject, however, to all valid prior reservations, conveyances, easements, options, leaseholds, and all other encumbrances, relative to any interest in the above real estate, if any, appearing of record as of the date hereof:

LOT 9 IN CHINQUAPIN HILLS, BEING A RESUBDIVISION OF LOTS 9 TO 16, BOTH INCLUSIVE IN STEPHENSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 9 IN CHINQUAPIN HILLS, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 105.00 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE A DISTANCE OF 85 FEET; THENCE 30 DEGREES 52 MINUTES 18 SECONDS EAST A DISTANCE OF 204.63 FEET TO THE EAST MOST SOUTHEAST CORNER OF LOT 9 IN SAID CHINQUAPIN HILLS; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 9 CHINQUAPIN HILLS, A DISTANCE OF 260.64 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

P.I.N.: 23-30-402-005-0000; 23-30-402-030-0000
Address of Real Estate: 46 Old Creek Road, Palos Park, Illinois 60464

TO HAVE AND TO HOLD the same, together with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.



Doc#: 1606357000 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/03/2016 08:50 AM Pg: 1 of 4

UNOFFICIAL COPY

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 present 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 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 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 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 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.

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has executed this Deed in Trust on this date of December 30, 2015.

X [Signature]
 ROLAND J. GOMEZ, JR.

X [Signature]
 CHRISTINA M. GOMEZ

Property of Cook County Clerk's Office

State of Illinois)
) ss
 County of Cook)

On this date of December 30, 2015, before me personally appeared **ROLAND J. GOMEZ, JR.** married to **CHRISTINA M. GOMEZ**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that the same was executed as such individuals' free act and deed.



[Signature]
 Notary Public, State of Illinois

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS 200/31-45 SUB PAR. E AND COOK COUNTY ORD. 93-0-27 PARE

DATE: 12/30/15 Audrey Kies Tokarz, atty

Mail recorded Deed to Preparer:

Audrey Kies Tokarz
 9654 W. 131st Street, Suite 312
 Palos Park, IL 60464

Send Subsequent Tax Bills to:

Roland J. Gomez, Jr. and Christina M. Gomez
 12422 S. Harold Avenue
 Palos Heights, Illinois 60463

UNOFFICIAL COPY

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: 12 | 30 | 2015

SIGNATURE: Audrey Kies Tokarz, attorney
GRANTOR or AGENT

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

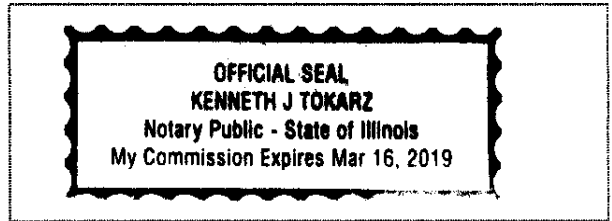
Subscribed and sworn to before me, Name of Notary Public: KENNETH J. TOKARZ

By the said (Name of Grantor): AUDREY KIES TOKARZ

On this date of: 12 | 30 | 2015

NOTARY SIGNATURE: Kenneth J. Tokarz

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: 12 | 30 | 2015

SIGNATURE: Audrey Kies Tokarz, attorney
GRANTEE or AGENT

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

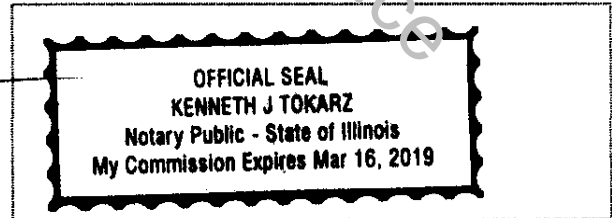
Subscribed and sworn to before me, Name of Notary Public: KENNETH J. TOKARZ

By the said (Name of Grantee): AUDREY KIES TOKARZ

On this date of: 12 | 30 | 2015

NOTARY SIGNATURE: Kenneth J. Tokarz

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)**)