

UNOFFICIAL COPY

ILLINOIS DEED IN TRUST

THE GRANTOR, SANDRA REGINA MANCUSO, also known as SANDRA R. MANCUSO, a married woman, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, hereby **CONVEYS AND WARRANTS** all of her interest unto SANDRA REGINA MANCUSO and GABRIEL MANCUSO BORGES, not individually but as Trustees under the provisions of the ALPHA TRUST dated February 24, 2016,



Doc#: 1609213023 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/01/2016 11:05 AM Pg: 1 of 4

(The Above Space For Recorder's Use Only)

(hereafter referred to as "said trustee", regardless of the number of trustees of that trust, and as "said trust agreement"), whose address is 235 West Van Buren Street, Unit 3812, Chicago, Illinois 60607, "**GRANTEE**," and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

PARKING UNIT P-09 IN THE 235 W. VAN BUREN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF LOTS 65, 66, 67, 68, 69, 70, 71, 72, 73 AND 74 (TAKEN AS A TRACT) IN BLOCK 90 IN SCHOOL SECTION ADDITION TO CITY OF CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0915934034, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

Permanent Real Estate Index Number(s): 17-16-238-028-1783

Address of Real Estate: 235 West Van Buren Street, parking space P-09, Chicago, Illinois 60607

Subject to: (1) real estate taxes for the year 2015 and subsequent years; (2) covenants, conditions and restrictions and easements apparent or of record; (3) all applicable zoning laws and ordinances.

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.


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

UNOFFICIAL COPY

claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof 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 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, her or their predecessor in trust.

LUIS AUGUSTO JONES BORGES hereby expressly waives and releases 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. LUIS AUGUSTO JONES BORGES executes this instrument solely for the purpose of releasing homestead rights.

IN WITNESS WHEREOF, SANDRA REGINA MANCUSO has hereunto set her hand and seal on February 24, 2016.




SANDRA REGINA MANCUSO

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that SANDRA REGINA MANCUSO, 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 said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on February 24, 2016.





NOTARY PUBLIC

My commission expires: 1-5-2017

IN WITNESS WHEREOF, LUIS AUGUSTO JONES BORGES has hereunto set his hand and seal on 02/29, 2016.



LUIS AUGUSTO JONES BORGES

UNOFFICIAL COPY

STATE OF IL)
 COUNTY OF Charleston) **SS.**

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that LUIS AUGUSTO JONES BORGES, 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 said instrument as his free and voluntary act, for the sole purpose of the release and waiver of any homestead rights.

Given under my hand and official seal on 2-29, 2016.

Kathlene Beer
 NOTARY PUBLIC

My commission expires: 10-19-19

This deed represents a transaction exempt from the real estate transfer tax under 35 ILCS 200/31-45(e) and Cook County Ord. 93-0-27 par. 4.

Date: February 24, 2016

Neal Heriaud
 AGENT


This instrument was prepared by: Neal Heriaud, Heriaud & Genin, Ltd., 135 South LaSalle Street - Suite 2140, Chicago, Illinois 60603 (312-615-1809).



SEND SUBSEQUENT TAX BILLS TO:

Sandra Regina Mancuso, Trustee
 235 West Van Buren Street
 Unit 3812
 Chicago, Illinois 60607

AFTER RECORDING, RETURN TO:

Neal Heriaud
 Heriaud & Genin, Ltd.
 135 South LaSalle Street - Suite 2140
 Chicago, Illinois 60603

REAL ESTATE TRANSFER TAX		01-Apr-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-16-238-028-1783 20160301678359 2-036-928-064		

REAL ESTATE TRANSFER TAX		01-Apr-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-16-238-028-1783 20160301678359 1-625-886-272		

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

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of her 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: February 24, 2016

Stancus
Grantor or Grantor's Agent

Subscribed and sworn to before me
by the said grantor or agent
on February 24, 2016.



Notary Public *Neal Heriaud*

The grantee or the grantee's 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 title to real estate under the laws of the State of Illinois.

Dated: February 24, 2016

Stancus
Grantee or Grantee's Agent

Subscribed and sworn to before me
by the said grantee or agent
on February 24, 2016.



Notary Public *Neal Heriaud*

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class A misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[to deed or ABI to be recorded in Cook County, IL if exempt under provisions of Section 4 of the Ill. Real Estate Transfer Tax Act.]