

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST



Doc#: 1625044041 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/06/2016 12:30 PM Pg: 1 of 4

THIS INDENTURE WITNESSETH, That the grantors FRANK L. TORRE A/K/A FRANK J. DE LA TORRE, married to MARIA E. DE LA TORRE, of the County of Cook and State of Illinois, whose address is 900 West 21<sup>st</sup> Street, Chicago, Illinois 60608, in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto FRNAK J. DE LA TORRE A/K/A FRANK L. TORRE and MARIA E. DE LA TORRE, not personally but as Trustees under the provisions of a trust agreement known as THE FRANK J. DE LA TORRE AND MARIA E. DE LA TORRE REVOCABLE LIVING TRUST DATED AUGUST 3, 2016, or their successors in Trust, said beneficial interest to be held not as Tenants in Common but as Joint Tenants the following described Real Estate in the County of Cook and State of Illinois, to wit:

LOT 59 IN DEERE'S SUBDIVISION OF BLOCK 17 IN WALSH AND MCMULLEN'S SUBDIVISION OF THE SOUTH THREE-QUARTERS OF THE SOUTH EAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS


**SUBJECT TO:** current taxes, assessments, encumbrances, liens and covenants, conditions and restrictions of record

**Permanent Tax Number:** 17-20-435-012-0000



**Address of Real Estate:** 904 WEST 21<sup>ST</sup> STREET, CHICAGO, ILLINOIS 60606

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.

THIS IS NOT HOMESTEAD PROPERTY.

REAL ESTATE TRANSFER TAX		30-Aug-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-20-435-012-0000 | 20160801649087 | 1-262-578-496

REAL ESTATE TRANSFER TAX		06-Sep-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-20-435-012-0000 | 20160801649087 | 0-099-294-016

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

TBC.

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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 re-subdivide 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, to pledge or otherwise to 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.

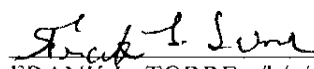
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed, or advanced 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, her, 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.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals:

this 3<sup>rd</sup> day of August, 2016.

  
 FRANK L. TORRE a/k/a/ FRANK J. DE LA  
 TORRE

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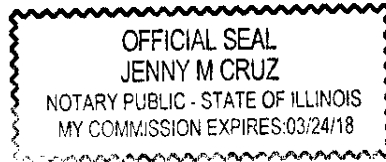
State of Illinois  
County of Cook

I, Jenny M. Cruz, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Frank L. Torre a/k/a Frank J. De La Torre, personally known to me to be the same persons 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 notarial seal, this 3<sup>rd</sup> day of August, 2016.

Jenny M. Cruz (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
4E, SECTION 31 - 45,  
REAL ESTATE TRANSFER TAX LAW  
DATE: 8/3/2016.



Mark P. Janel  
Signature of Buyer, Seller or Representative

**Prepared By:** Jenny Cruz Pedroza  
Attorney at Law  
4243 West 95<sup>th</sup> Street  
Oak Lawn, Illinois 60453

**Return to:**

Jenny M. Cruz  
Attorney at Law  
4243 West 95<sup>th</sup> Street  
Oak Lawn, Illinois 60453

**Mail Tax Bill To:**

Frank J. De La Torre and  
Maria E. De La Torre  
904 W. 21<sup>st</sup> St.  
Chicago, IL 60608

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## STATEMENT BY GRANTOR AND GRANTEE

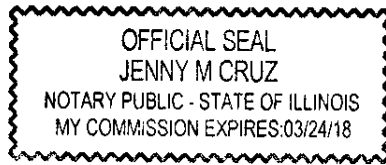
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois Corporation, or foreign corporation authorized to do business or acquire and hold title to real estate 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 law of the State of Illinois.

Dated: August 3, 2016

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me

by the said  
this 3rd day of August, 2016  
Notary Public [Handwritten Signature]



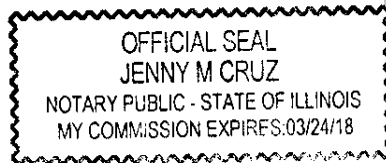
The Grantee or his Agent affirm and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a 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: August 3, 2016

Signature: [Handwritten Signature]  
Grantee or Agent Trustee

Subscribed and sworn to before me

by the said  
this 3rd day of August, 2016  
Notary Public [Handwritten Signature]



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.

(Attached 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 Act)