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EXECUTOR'S DEED IN TRUST (ILLINOIS)

Mail to:
Ralph Reyna
Attorney at Law
1704 S. Racine
Chicago, IL 60608

Mail Subsequent Tax Bills to:
Ralph Reyna
TRUSTEE
1704 S. Racine
Chicago, IL 60608



Doc#: 1625844038 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/14/2016 12:01 PM Pg: 1 of 4

THIS INDENTURE WITNESSETH, that the Grantor, **RAYMOND R. REYNA, JR.**, *Independent Executor of the Estate of MICAELA REYNA, deceased*, under authority given to him by the Probate Act of the State of Illinois, and in exercise of the power of sale granted to him and in pursuance of every other power and authority enabling, and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS and QUIT CLAIMS** unto **RALPH REYNA, TRUSTEE, under the REYNA FAMILY, ILLINOIS LAND TRUST** dated August 23, 2016, (hereinafter referred to as "said trustee", regardless of the number of trustees) 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:

LOT 15 IN CLAFLIN'S SUBDIVISION OF BLOCK 1 IN JOHNSTON & LEE'S SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 39N, RANGE 14, ANTE FIRE. NOVEMBER 11, 1852.

Commonly known as: 1704 S. RACINE AVENUE, CHICAGO, ILLINOIS 60608

P.I.N. 17-20-307-013-0000

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 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

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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 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 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 relations 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 expedience of any act of said trustee, or be obliged or privileged to inquire into any of the terms of the 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 is 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.

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.



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And the said Grantor 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 or execution or otherwise.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his hand and seal this 23 day of August, 2016.

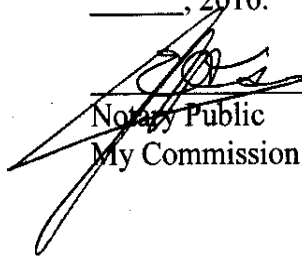
 (SEAL)
RAYMOND R. REYNA, JR., Independent
Executor of the Estate of MICAELA REYNA,
deceased

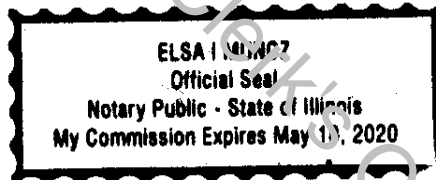
STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

REAL ESTATE TRANSFER TAX		14-Sep-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-20-307-013-0000 20160901657279 1-473-936-192		


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RAYMOND R. REYNA, JR. is 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 the said instrument as her 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 OFFICIAL SEAL, this 23 day of August, 2016.



 Notary Public
 My Commission expires 5-18-2020



COOK COUNTY ILLINOIS
 TRANSFER STAMPS EXEMPT
 UNDER PROVISIONS OF
 PARAGRAPH E, SECTION 4
 REAL ESTATE TRANSFER ACT


 Representative

THIS DOCUMENT WAS PREPARED BY:
RALPH REYNA
Attorney at Law
 1704 S. Racine
 Chicago, IL 60608

REAL ESTATE TRANSFER TAX		14-Sep-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-20-307-013-0000 20160901657279 0-222-542-656		

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

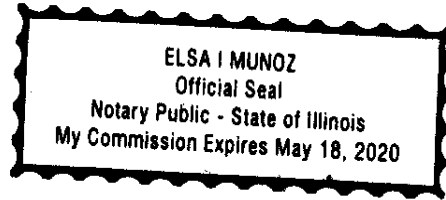
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 August 23, 2016 Signature: _____
Grantor or Agent

Subscribed and sworn to before
Me by the said 23 August
this 23 day of August,
2016.

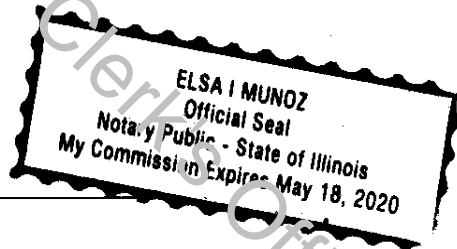


NOTARY PUBLIC _____

The Grantee or his 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 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.

Date August 23, 2016 Signature: _____
Grantee or Agent

Subscribed and sworn to before
Me by the said _____
This 23 day of August,
2016.



NOTARY PUBLIC _____

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Tax Act.)