

UNOFFICIAL COPY



DEED IN TRUST

J Santana
THE GRANTOR(S), _____

**MARIO A. FLORES AND PATRICIA GARCIA
FLORES, HUSBAND AND WIFE, ENRIQUETA
AYALA, A SINGLE PERSON**

Doc# 1629129057 Fee \$42.00
RHSP Fee:\$9.00RPRF Fee \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/17/2016 03:37 PM Pg: 1 of 3

Of the County of COOK
And State of ILLINOIS

For and in consideration of
TEN and NO/100 (\$10.00) Dollars,

(Above Space for Recorder's Use Only)

Affix "Riders" or
Revenue Stamps
Here

and other good and valuable considerations in hand paid, Convey ___ and (WARRANT ___/QUIT___

CLAIM * unto

**COMMUNITY SAVINGS BANK, an Illinois Corporation, 480 I W. Belmont Avenue,
Chicago Illinois 60641**

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 23rd day of AUGUST, 2016
and known as Trust Number LT 2843 (herein after 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:

**UNIT 3B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE
COMMON ELEMENTS IN PORTAGE MANOR CONDOMINIUM, AS ELINEATED
AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO.
22403900, AS AMENDED FROM TIME TO TIME, IN PART OF SECTION 20,
TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.**

PIN: 13-20-207-036-1007

PROP. ADDRESS: 3914 N. CENTRAL AVE., UNIT 3B, CHICAGO, IL *60634*

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses
and purposes heron 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 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 there-
of, 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 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 t--- 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, conveyor 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 anytime or
times hereafter.

(over)

17-Oct-2016
13-20-207-036-1007
20161001670373
0-630-116-160
REAL ESTATE TRANSFER TAX
COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

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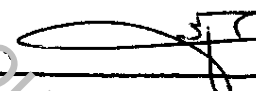
In no case shall any party dealing with the said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been compiled 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 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 there under. (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.

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.

And the said grantor 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 grantor aforesaid has hereunto set hand and seal this 23rd Day of August, 2016.

Enriqueta Ayala (Seal) Patricia G Flores (Seal)


State of Illinois, County of COOK ss.

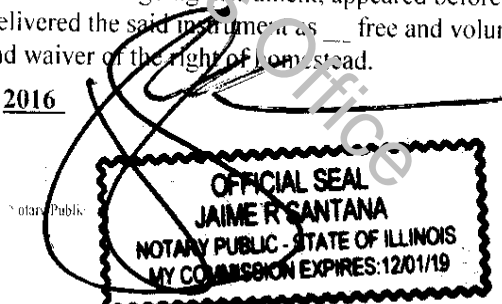
I, the undersigned, a Notary Public in and said for said County, in the State aforesaid, DO HEREBY CERTIFY that

MARIO A. FLORES AND PATRICIA GARCIA FLORES, HUSBAND AND WIFE,
ENRIQUETA AYALA, A SINGLE PERSON

Personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as 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

Commission expires, 12-01-2019



*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: } COMMUNITY SAVINGS BANK
4801 W. Belmont Ave.
Chicago, IL 60641-4330
CITY, STATE, ZIP

ADDRESS OF PROPERTY
3031 N. KENNETH AVE.
CHICAGO, IL 60639

THIS ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED

SEND SUBSEQUENT TAX BILLS TO

OR RECORDER'S OFFICE BOX NO. **BOX 331**

REAL ESTATE TRANSFER TAX		17-Oct-2016
CHICAGO:	0.00	
CTA:	0.00	
TOTAL:	0.00	



Prepared by:

13-20-207-036-1007 | 20161001670373 | 0-272-355-136

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

DOCUMENT NUMBER
Y
266
N
SCY
INT

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GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 8-23- 20 16

Signature: Enriqueta Ayala
Grantor or Agent

Subscribed and sworn to before me
By the said GRANTOR
This 23 day of AUGUST 20 16
Notary Public

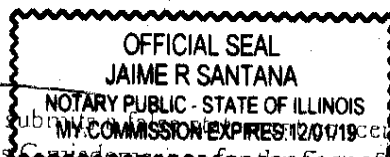


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 8-23- 20 16

Signature: Patricia G. Flores
Grantee or Agent

Subscribed and sworn to before me
By the said GRANTEE
This 23 day of AUGUST 20 16
Notary Public



NOTE: Any person who knowingly submits false information 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)