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Prepared by & Mail to:

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Lisle, IL 60532



Doc# 1708939189 Fee \$44.00

Send Tax Bills to:

Michael J. Dobbins, TTEE
Blanca M. Baldoxeda, TTEE
567 Selborne Road
Riverside, IL 60546

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/30/2017 01:42 PM PG: 1 OF 4

QUIT CLAIM DEED IN TRUST

THE GRANTORS, BLANCA M. BALDOCEDA, and MICHAEL J. DOBBINS, husband and wife, of 567 Selborne Road, Riverside, Illinois, Cook County, in the State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00), **CONVEY AND QUIT CLAIM** to BLANCA M. BALDOCEDA and MICHAEL J. DOBBINS, 567 Selborne Road, Riverside, Illinois, as Co-Trustees of the Baldoxeda Dobbins Joint Trust dated March 22, 2017, and unto each and every successor or successors in trust under said trust agreement, said beneficial interests of said husband and wife to the homestead property to be held as tenants by the entirety, the following described real estate situated in Cook County, Illinois, to wit:

THAT PART OF LOT 1393 BOUNDED BY A LINE COMMENCING AT THE MOST WESTERLY POINT OF SAID LOT; THENCE RUNNING SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT TO A POINT EQUIDISTANT FROM THE NORTHERLY AND SOUTHERLY LINE OF SAID LOT 1393; THENCE NORTHEASTERLY TO A POINT EQUIDISTANT FROM THE NORTHERLY AND SOUTHERLY LINE OF SAID LOT ON THE EASTERLY LINE THEREOF; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT TO THE NORTHERLY LINE THEREOF; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1393 TO THE POINT OF BEGINNING IN BLOCK 39 IN THE THIRD DIVISION OF RIVERSIDE IN THE SOUTH EAST ¼ OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 16-29-203-042

Commonly known as: 567 Selborne Road
Riverside, Illinois 60546

EXEMPT UNDER THE PROVISIONS OF 35 ILCS
200/31-45(e), REAL ESTATE TRANSFER TAX ACT.

Signature of Grantor or Grantor's Agent Date

Compliance or Exemption Approved
Village of Riverside

BY:

Date: 3-29-17

CCRD REVIEW

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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts for the uses and purposes herein and in said trust agreement set forth:

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 at alleys and to vacate in the 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 such successor or successors in trust all of the title, estate, powers, and authorities vested in the 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 future, and upon any terms and for any period or periods of time, not exceeding in the case of a single demise in 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 in the terms and provisions thereof at any time or times here after, 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 that property and every part thereof and 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 here after.

In no other 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 obligated to see the application of any purchase money rent, 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 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 instruments, (a) that the time of the delivery thereof the trust created by this indenture and buy said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed and in accordance with the trust's conditions and limitations contained in this indenture and 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 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 obligation 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 arriving 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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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.

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IN WITNESS WHEREOF, the Grantors have caused their names to be signed on this instrument this 22nd day of March, 2017.



BLANCA M. BALDOCEDA




MICHAEL J. DOBBINS

STATE OF ILLINOIS)
) SS.
COUNTY OF DuPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that MICHAEL J. DOBBINS and BLANCA M. BALDOCEDA are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal, this 22nd day of March, 2017.



Notary Public
My commission expires on 9/20/2020



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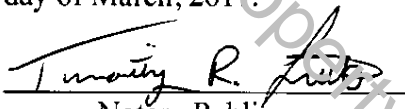
STATEMENT BY GRANTOR

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of the 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 March 22, 2017

Signature: 
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 22nd day of March, 2017.


Notary Public



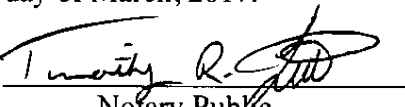
STATEMENT BY GRANTEE

The grantee or his/her 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 March 22, 2017

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 22nd day of March, 2017.


Notary Public



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.

(Attach 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.)