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DEED IN TRUST (ILLINOIS)



Doc# 1721313068 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/01/2017 02:57 PM PG: 1 OF 3

THE GRANTOR,

Carlos Gamboa, a widower

Above space for Recorder's Office Only

of the County of Cook and State of Illinois for and in consideration of the sum of (\$10.00) Ten DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby **CONVEYS** and **QUIT CLAIMS** to Carlos Gamboa, Trustee of the Carlos Gamboa Trust # 1 dated July 25, 2017, 3919 N. Olcott Ave., Chicago, IL 60634, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: Cg

Lot 2 in Block 4 in W. F. Kaiser and Company Irving Park Boulevard Subdivision of the North 20 Acres (Except the South 47.3 feet thereof) of that part South of Indian Boundary Line of Fractional East ½ of Fractional Northeast ¼ of Section 24, Township 40 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

Exempt under the provisions of paragraph e, Section 4, Real Estate Transfer Tax Act.

Carlos Gamboa July 25, 2017

Permanent Real Estate Index Number: 12-24-205-010-0000
Address of real estate: 3930 N. Odell Ave., Chicago, IL 60634

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or

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successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 25 day of July, 2017.

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)
Carlos Gamboa (SEAL) _____ (SEAL)

_____ (SEAL) _____ (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **Carlos Gamboa, a widower**, 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 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 official seal, this 25 day of July, 2017.

Commission expires: 4-28-20
Donald R. Crowe
NOTARY PUBLIC

The transfer of Title and conveyance herein is hereby accepted Carlos Gamboa, Trustees of the Carlos Gamboa Trust # 1 dated July 25, 2017.
Carlos Gamboa
Carlos Gamboa, Trustee

REAL ESTATE TRANSFER TAX	01-Aug-2017
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

12-24-205-010-0000 | 20170701695994 | 1-191-890-368
* Total does not include any applicable penalty or interest due.

This instrument was prepared by: Donald R. Crowe, 77 W. Washington St., Suite 1515, Chicago, IL 60602 and mail to:

REAL ESTATE TRANSFER TAX	01-Aug-2017
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

12-24-205-010-0000 | 20170701695994 | 0-140-410-304

SEND SUBSEQUENT TAX BILLS TO:
Carlos Gamboa
3919 N. Olcott Ave.
Chicago, IL 60634

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 7 | 25 | 2017

SIGNATURE: X Carlos Gambon
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

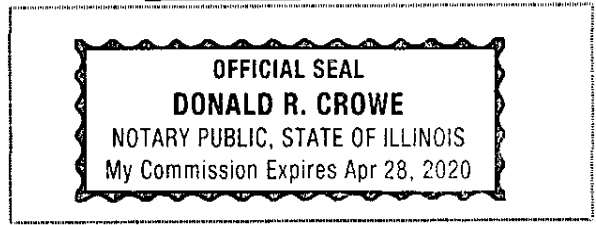
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Carlos Gambon

On this date of: 7 | 25 | 2017

NOTARY SIGNATURE: Donald R. Crowe

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 7 | 25 | 2017

SIGNATURE: X Carlos Gambon
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

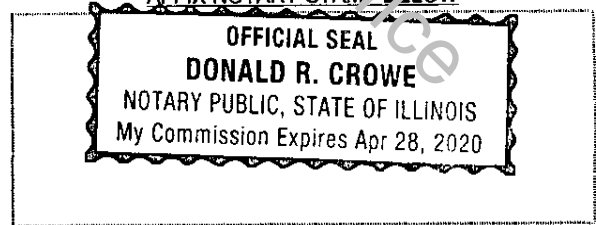
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Carlos Gambon, Trustee

On this date of: 7 | 25 | 2017

NOTARY SIGNATURE: Donald R. Crowe

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)