

UNOFFICIAL COPY

WARRANTY DEED IN TRUST



Doc# 1808622023 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/27/2018 11:09 AM PG: 1 OF 4

THIS INDENTURE WITNESSETH, That the grantors ABRAHAM MARTINEZ and LUZ D. MARTINEZ, husband and wife, of the County of Cook and State of Illinois, whose address is 811 West 15th Place, Unit 301, Chicago, Illinois 60608, in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT unto ABRAHAM MARTINEZ and LUZ D. MARTINEZ, not personally but as Trustees under the provisions of a trust agreement known as THE ABRAHAM MARTINEZ AND LUZ D. MARTINEZ REVOCABLE LIVING TRUST DATED FEBRUARY 22, 2017, or their successors in Trust, said beneficial interest of said husband and wife to the homestead property to be held not as Tenants in Common and not as Joint Tenants but as Tenants by the Entirety the following described Real Estate in the County of Cook and State of Illinois, to wit:

PARCEL 1:

UNIT 301-E IN THE 15TH PLACE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE. LOT 17 IN BLOCK 2 OF UNIVERSITY VILLAGE, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2002 AS DOCUMENT NO. 0021409249 IN COOK COUNTY, ILLINOIS, TOGETHER WITH ALL EASEMENTS APPURTENANT TO THE FOREGOING PROPERTY PURSUANT TO THAT CERTAIN DECLARATION OF DRIVEWAY EASEMENT DATED MAY 16, 2003 AND RECORDED MAY 19, 2003 AS DOCUMENT NUMBER 0313927108; WHICH SURVEY IS ATTACHED AS EXHIBIT "G" TO THE DECLARATION OF CONDOMINIUM FOR THE 15TH PLACE CONDOMINIUMS DATED MAY 16, 2003 AND RECORDED MAY 30, 2003 AS DOCUMENT NUMBER 0315003032, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE B-21-E, AS DELINEATED AND DEFINED ON THE AFORESAID PLAT OF SURVEY ATTACHED TO THE AFORESAID DECLARATION RECORDED AS DOCUMENT NUMBER 0315003032, AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

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

Permanent Tax Number: 17-20-234-007-1001

Address of Real Estate: 811 West 15th Place, Unit 301, Chicago, Illinois 60608

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.

Bm

UNOFFICIAL COPY

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 22 day of February, 2017.


ABRAHAM MARTINEZ


LUZ D. MARTINEZ

| REAL ESTATE TRANSFER TAX | | 27-Mar-2018 |
|--|----------|-------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

| REAL ESTATE TRANSFER TAX | | 27-Mar-2018 |
|--|-----------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |

17-20-234-007-1001 | 20180301620084 | 0-856-986-656

17-20-234-007-1001 | 20180301620084 | 0-813-022-752

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

UNOFFICIAL COPY

The foregoing transfer of title/conveyance is hereby accepted by ABRAHAM MARTINEZ and LUZ D. MARTINEZ of 811 West 15th Street, Unit 301, Chicago, Illinois 60608, as Trustees under the provisions of THE ABRAHAM MARTINEZ AND LUZ D. MARTINEZ REVOCABLE LIVING TRUST DATED FEBRUARY 22, 2017.

Abraham Martinez
ABRAHAM MARTINEZ

Luz D. Martinez
LUZ D. MARTINEZ

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 ABRAHAM MARTINEZ and LUZ D. MARTINEZ, 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 said instrument as their 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 *22nd* day of *February*, 2017.

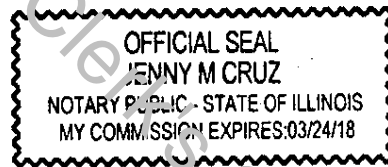
Jenny M. Cruz (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH 4E, SECTION 31 - 45,

REAL ESTATE TRANSFER TAX LAW

DATE: *February 23, 2017*

Abraham Martinez
Signature of Buyer, Seller or Representative



Prepared By: Jenny Cruz Pedroza
Attorney at Law
4243 West 95th Street
Oak Lawn, Illinois 60453

Return to: Abraham Martinez
Luz D. Martinez
811 W. 15th Pl. #301
Chicago, IL 60608

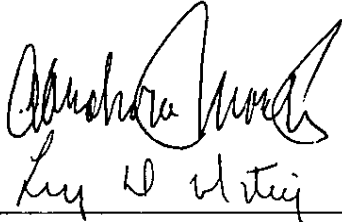
Mail Tax Bill To: Abraham Martinez
Luz D. Martinez
811 W. 15th Pl. #301
Chicago, IL 60608

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

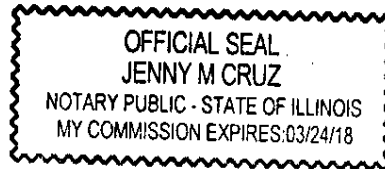
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois Corporation, or foreign corporation authorized to do business or acquire and hold title to real estate 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: February 22, 2017

Signature: 

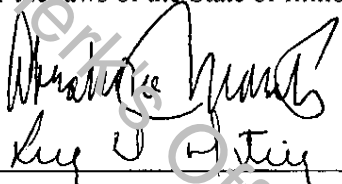
Grantor or Agent

Subscribed and sworn to before me
by the said Abraham Martinez and Luz D. Martinez
this 22nd day of February, 2017
Notary Public Jenny M. Cruz



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: February 22, 2017

Signature: 

Grantee or Agent

Subscribed and sworn to before me
by the said Abraham Martinez and Luz D. Martinez, trustees
this 22nd day of February, 2017
Notary Public Jenny M. Cruz



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)