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**DEED IN TRUST**

**MAIL TO:**

Mario Correa, Esq.  
3010 W. Diversey  
Chicago, Illinois 60647

**NAME & ADDRESS OF TAXPAYER**

Juan and Rosa Maria Bautista  
6054 S. Mobile Ave.  
Chicago, IL 60638



Doc# 1810334070 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/13/2018 02:01 PM PG: 1 OF 4

THE GRANTORS, **JUAN G. BAUTISTA and ROSA M. BAUTISTA**, married to each other, both of Chicago, Illinois for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, hereby CONVEYS AND WARRANTS to **ROSA MARIA BAUTISTA and JUAN BAUTISTA** as co-trustees of the **ROSA MARIA BAUTISTA REVOCABLE TRUST** dated Feb. 6, 2018 the following real estate located in Cook County, Illinois, described as follows:

LEGAL DESCRIPTION – SEE ATTACHED

PIN: 16-28-111-026-0000

ADDRESS: 5226 W. 23<sup>rd</sup> Place, Cicero, IL 60804

TO HOLD such property for the primary benefit of **ROSA MARIA BAUTISTA and JUAN BAUTISTA**, a married couple, as **TENANTS BY THE ENTIRETY**.

TO HAVE AND TO HOLD the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is granted here to the trustee or its successor; to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

In no case will any party dealing with the trustee in relation to the real estate or to whom the real estate or any part of it is conveyed, contracted to be sold, leased, or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement. Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the real estate will be conclusive evidence in favor of every person relying on or claiming under any conveyance, lease or other instrument of this type: (a) that at the time of the delivery the trust created here and by the trust agreement was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained here and in the trust agreement or in the amendments, and binding on all beneficiaries, (c) that trustee was authorized and empowered to execute and deliver every deed, trust deed, lease, mortgage or other instrument of this type, and (d) if the conveyance is made to a successor or successors in trust, that the successor or

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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 beneficiary under the trust agreement and of all persons claiming under them or any of them will be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and this interest is declared here to be personal property. No beneficiary will have any title or interest, legal or equitable, in or to the real estate, but only an interest in the possession, earnings, avails, and proceeds from it.

Executed on this 6<sup>th</sup> day of February, 2018

Juan Bautista  
JUAN BAUTISTA, as grantor and accepting as co-trustees on behalf of the JUAN BAUTISTA REVOCABLE TRUST dated Feb. 6, 2018

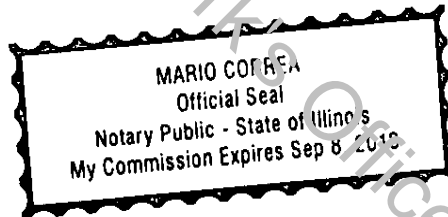
Rosa M. Bautista  
ROSA MARIA BAUTISA, as grantor and accepting as co-trustees on behalf of the JUAN BAUTISTA REVOCABLE TRUST dated Feb. 6, 2018

STATE OF ILLINOIS, COUNTY OF COOK ss.


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ROSA MARIA BAUTISTA and JUAN BAUTISTA personally known to me to be the same person(s) whose name(s) 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 official seal, this 6<sup>th</sup> day of February, 2018

[Signature] (Notary Public)



**Prepared By:** Mario Correa, Esq.  
3010 W. Diversey  
Chicago, Illinois 60647

T O W N S I A X	Town of Cicero	Address: 5276 W 23RD PL	<b>Real Estate Transfer Tax</b>
		Date: 04/04/2018	\$50.00
		Stamp #: 2018-4722	Payment Type: <u>check</u>
		By: ppetrus	Compliance #: <u>Exempt</u>

<b>COUNTY - ILLINOIS TRANSFER STAMP</b>	
EXEMPT UNDER PROVISIONS OF PAR. <u>E</u> SECTION 31-45, REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45.	
DATE:	<u>2-6-18</u>
<u>Juan Bautista</u>	
Buyer, Seller or Representative	

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## LEGAL DESCRIPTION – SEE ATTACHED

LOT 35 AND THE WEST ½ OF LOT 36 IN BLOCK 3 IN HAWTHORNE LAND AND IMPROVEMENT COMPANY ADDITION TO MORTON PARK, A SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-28-111-026-0000

ADDRESS: 5226 W. 23<sup>rd</sup> Place, Cicero, IL 60804

Property of Cook County Clerk's Office

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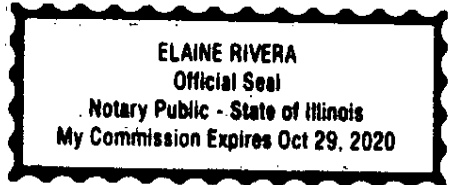
## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed 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 Feb 6, 2018

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Lissette Barcenas  
This 6, day of Feb, 2018  
Notary Public [Handwritten Signature]

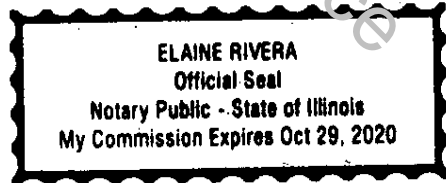


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date Feb. 6, 2018

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Lissette Barcenas  
This 6, day of Feb, 2018  
Notary Public [Handwritten Signature]



**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 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.)