

# UNOFFICIAL COPY

## DEED IN TRUST

MAIL LOUIS A. GARCIA &  
TAX BILL JERI G. GARCIA  
TO: 1501 N. HERNANDEZ PLACE  
ARLINGTON HEIGHTS, IL 60004



\*1828534070\*

Doc# 1828534070 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/12/2018 04:18 PM PG: 1 OF 5

The Grantors, LOUIS A. GARCIA and JERI G. GARCIA, husband and wife, in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, Convey(s) unto Louis A. Garcia and Jeri G. Garcia, Trustees of the LOUIS GARCIA LIVING TRUST dated October 10, 2018, and any amendments thereto, and Jeri G. Garcia and Louis A. Garcia, Trustees of the JERI GARCIA LIVING TRUST dated October 10, 2018, and any amendments thereto, the beneficial interest of said trusts being held by Louis A. Garcia and Jeri G. Garcia, husband and wife, as tenancy by the entirety all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE "EXHIBIT A" ATTACHED HERETO

SEE "EXHIBIT B" ATTACHED HERETO

Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the said premises with the appurtenances on the trust and for the uses and purposes set forth in said trust.

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

*Jenna D. Baugh (10/10/2018)*

Grantees Address: 1501 N. Fernandez Place, Arlington Heights, IL 60004

Permanent Index Number(s): 03-19-211-002-0000

Property Address: 1501 N. Fernandez Place, Arlington Heights, IL 60004

Dated this 10<sup>th</sup> day of October, 2018

*Louis A. Garcia*  
Louis A. Garcia

*Jeri G. Garcia*  
Jeri G. Garcia

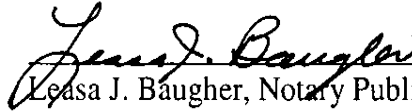
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STATE OF ILLINOIS       )  
                                           ) SS  
 COUNTY OF DUPAGE       )

I, LEASA J. BAUGHER, A Notary Public, does hereby certify that LOUIS A. GARCIA and JERI G. GARCIA are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/ their free and voluntary act, for the uses and purposed therein set forth, including the release and waiver of rights of homestead.

Given under my hand and seal this 10<sup>th</sup> of October, 2018

  
 Leasa J. Baugher, Notary Public



PREPARED BY: LEASA J. BAUGHER  
 LAW OFFICES OF LEASA J. BAUGHER, LTD.  
 725 E. IRVING PARK ROAD  
 SUITE B  
 ROSELLE, IL 60172

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## EXHIBIT A LEGAL DESCRIPTION

Lot 1 in Block 6 in Hasbrook Subdivision Unit Number 3 of Part of the Northeast 1/4 of Section 19, Township 42 North, Range 11, East of the Third Principal Meridian, According to the Plat thereof Registered in the Office of the Registrar of Titles of Cook County, Illinois, on September 8, 1956, as Document Number 1816395, in Cook County, Illinois.

Permanent Index Number(s): 03-19-211-002-0000

Property Address: 1501 N. Fernandez Place, Arlington Heights, IL 60004

Property of Cook County Clerk's Office

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## EXHIBIT B

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of 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, 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

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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.

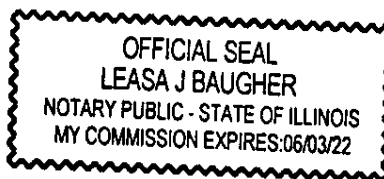
Dated: October 10, 2018

Signature

*Louis A. Garcia*  
Grantor or Agent

Subscribed and sworn to before me  
by the said grantor/agent the date  
above written.

*Leasa J. Baugher*  
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.

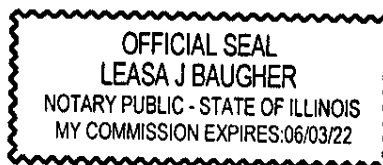
Dated: October 10, 2018

Signature

*Louis A. Garcia*  
Grantee or Agent

Subscribed and sworn to before me  
by the said grantee/agent the date  
above written.

*Leasa J. Baugher*  
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 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.)