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Deed in Trust

Illinois



Doc# 1910034015 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/10/2019 09:29 AM PG: 1 OF 3

THE GRANTOR(s) MICHAEL VALENTE, of the City of Chicago, County of Cook and State of Illinois for and in consideration of TEN and no/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) AND WARRANT(s) unto MICHAEL VALENTE, as Trustee of THE MICHAEL VALENTE LIVING TRUST, dated October 2018, and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to Wit:

Parcel 1: The North 1/2 of Lot 6 in Cardamon's Addison Street Subdivision, being a Subdivision in the Northwest 1/4 of Section 24, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easement appurtenant to and for the benefit of Parcel 1, for ingress and egress as set forth in the grant of easement recorded as Document 27152453, in Cook County, Illinois.

SUBJECT TO: General taxes for and subsequent years; Covenants, conditions and restrictions of record, if any;
Permanent Real Estate Index Number(s): 12-24-100-102-0000
Address(es) of Real Estate: 3633 North Pacific Avenue, Chicago, IL 60634

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.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide 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 all of the title, estate, powers and authorities vested in 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 praesenti or in 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 99 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

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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 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 earning 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 earning, 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 or the State of Illinois, providing for the exemption of homesteads and sale on execution or otherwise.

In WITNESS WHEREOF, the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

The date of this deed of conveyance is October 30, 2018

Rev. Michael Valente
MICHAEL VALENTE (Seal)

REAL ESTATE TRANSFER TAX		09-Apr-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
12-24-100-102-0000 20190401641726 0-084-480-928		
* Total does not include any applicable penalty or interest due.		

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL VALENTE 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 said instrument as his/her(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 seal this 30 day of October, 2018:

Mary Ann Krzeszowski
NOTARY PUBLIC





MAIL TO:
Dennis J. DaPrato
7507 W. Belmont Avenue
Chicago, IL 60634

SEND FUTURE TAX BILLS TO:
MICHAEL VALENTE
3633 N. Pacific Ave.
Chicago, IL 60634

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
Sub par. e and Cook County Ord. 93-0-27 par e.

Date: 10/30/18

Signature: [Signature]

REAL ESTATE TRANSFER TAX		09-Apr-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
12-24-100-102-0000 20190401641726 1-158-222-752		

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STATEMENT OF 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, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated October 30, 2018

Signature: *Mr. Michael Valente*
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 30 day of October, 2018.

Mary Ann Krzeszowski
NOTARY PUBLIC



My commission expires: 6/20/21

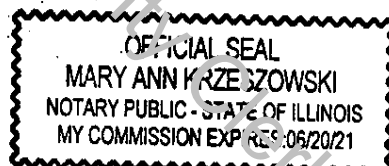
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title real estate in Illinois, a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

Dated October 30, 2018

Signature: *Mr. Michael Valente*
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 30 day of October, 2018.

Mary Ann Krzeszowski
NOTARY PUBLIC



My commission expires: 6/20/21

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 Act.)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in Cook County, in the State of Illinois, DO HEREBY CERTIFY that MICHAEL VALENTE, 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 said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth.

**THIS INSTRUMENT FILED FOR RECORD
BY ALLIANCE TITLE CORPORATION AS AN
ACCOMMODATION ONLY. IT HAS NOT BEEN
EXAMINED AS TO IT'S EXECUTION OR AS
TO THE EFFECT UPON TITLE.**

ALLIANCE TITLE CORPORATION.

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Property of Cook County Clerk's Office

OFFICIAL SEAL
MARY ANN KRZEM
NOTARY PUBLIC
1st DISTRICT

OFFICIAL SEAL
NOTARY PUBLIC
1st DISTRICT

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