

**WARRANTY DEED IN TRUST**

THIS INDENTURE WITNESSTH, that the Grantors, **GERARD ALLEJE and MARTHA SAHAGUN, husband and wife**, of the County of Cook and State of Illinois, for and in consideration of TEN (\$10.00) AND 00/100 DOLLARS in hand paid, convey(s) and warrant(s) unto:

MARTHA SAHAGUN and GERARD ALLEJE, Trustees of the MARTHA SAHAGUN Living Trust dated April 9, 2019, and any amendments thereto,

AND

GERARD ALLEJE and MARTHA SAHAGUN, Trustees of the GERARD ALLEJE Living Trust dated April 9, 2019, and any amendments thereto,

whose address is **1604 S. Vine Ave., Park Ridge, Illinois 60068**,

and who are **husband and wife**, as trustees under the provisions of trust agreements of which GERARD ALLEJE and MARTHA SAHAGUN are grantors and beneficiaries, said beneficial interests to be held as **tenants by the entirety**, the following described homestead property in the County of Cook and State of Illinois, to wit:

LOT 9 IN THE RESUBDIVISION OF LOTS 6 TO 18 AND VACATED ALLEY IN BLOCK 7 AND A TRIANGULAR PIECE IN THE SOUTHWEST CORNER OF LOT 5 IN KINSEY'S TALCOTT ROAD SUBDIVISION IN THE NORTH EAST ¼ OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 17, 1028 AS DOCUMENT 10090693, IN COOK COUNTY, ILLINOIS.

**Permanent Index Number: 12-02-224-019-0000**

**Property Address: 1604 S. Vine Ave., Park Ridge, Illinois 60068**

**SUBJECT TO:** Covenants, conditions, and restrictions of record

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. The primary beneficiaries of the grantee trusts, who are husband and wife, agree that the beneficial interests in the property are held as tenants by the entirety notwithstanding that, upon the death of either, the survivor does-not retain the entire estate.



Doc# 1921149008 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/30/2019 08:55 AM PG: 1 OF 4

(The above space for Recorder's Use Only)

# 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 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 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, 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 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 other 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, 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, 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.

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

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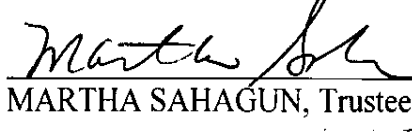
In Witness Whereof, the grantors aforesaid hereunto set their hands this 9<sup>th</sup> day of April 2019.

  
GERARD ALLEJE

  
MARTHA SAHAGUN

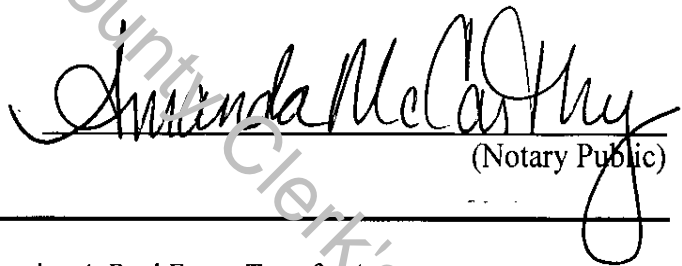
**ACCEPTANCE BY GRANTEE/TRUSTEES:** We, GERARD ALLEJE and MARTHA SAHAGUN, as Trustees of the GERARD ALLEJE Living Trust dated April 9, 2019 and-as Trustees of the MARTHA SAHAGUN Living Trust dated April 9, 2019, hereby accept the conveyance of the property described in this instrument to said Trust.

  
GERARD ALLEJE, Trustee

  
MARTHA SAHAGUN, Trustee

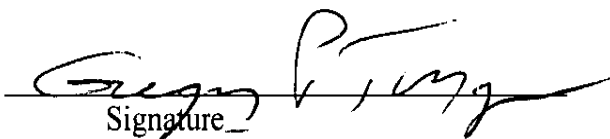
State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby CERTIFY THAT GERARD ALLEJE and MARTHA SAHAGUN are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me 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 the homestead. Given under my hand and notarial seal, this 9<sup>th</sup> day of April 2019.



  
(Notary Public)

**Exemption statement:**

Exempt under the provisions of Paragraph (e), Section 4, Real Estate Transfer Act.

  
Signature

4/9/19  
Date



**Preparer/ Mail to:**  
Gregory P. Turza,  
626 Busse Hwy., Park Ridge, Illinois 60068



**CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
NO. 38775**

**Mail Tax Bill to:**  
GERARD ALLEJE and MARTHA SAHAGUN,  
1604 S. Vine Ave., Park Ridge, Illinois 60068

**REAL ESTATE TRANSFER TAX**

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
12-02-224-019-0000		20190501675214   0-675-221-408	

16-May-2019

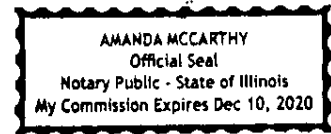
# UNOFFICIAL COPY

## 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 laws of the State of Illinois.

Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me  
by the said Gregory P. Turza  
on 9 day of April, 2019.

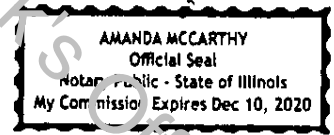


Notary Public Amanda McCarthy

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.

Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me  
by the said Gregory P. Turza  
on 9 day of April, 2019.



Notary Public Amanda McCarthy

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.)