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WARRANTY DEED TO TRUST

For Illinois

474981

Prepared by:
DAVID DELCADO, Esq.
1430 N. Western Ave
Chicago, Illinois 60622
Tel: (773) 235-6565

Taxpayer:
The Agosto Living Trust
1344 S. Central Ave
CICERO, ILLINOIS 60804



1926145089D

Doc# 1926145089 Fee \$88.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/18/2019 01:30 PM PG: 1 OF 3

THE GRANTORS, ROBERTO V. MARTINEZ, MARRIED TO ROSA MARIA MARTINEZ,
Sole Owner, of 129 N. HARROLD AVE., NORTHLAKE, ILLINOIS 60164; pursuant to direction
of GIOVANNI A. AGOSTO, Unmarried, As Contract Purchaser And As Trustee, of 1344 S.
Central Ave., Cicero, Illinois 60804 (the "Grantors"), for and in consideration of TEN AND 00/10DOLLARS
(\$10.00) and other good and valuable consideration in hand paid, does hereby convey and warrants, unto
the following GRANTEE to wit: GIOVANNI A. AGOSTO, TRUSTEE, UNDER THE AGOSTO LIVING
TRUST, Dated September 10, 2019, Located at 1344 S. Central Avenue, Cicero, Illinois 60804, all the
right, title, and interests which the Grantors have in and to the following described parcel(s) of land, and
improvements and appurtenances thereto in the County of Cook, State of Illinois, to wit:

LOT 11 IN BLOCK 1 IN C.O. BORING'S ADDITION TO WARREN PARK, BEING A SUBDIVISION OF THE SOUTH
1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP
39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

P.I.N. 16-20-215-041-0000

C/K/A 1344 S CENTRAL AVENUE, CICERO, ILLINOIS, 60804

Subject to: Covenants, conditions and restrictions of record, public and utility easements of record,
general real estate taxes for the year 2019 and subsequent years which are not yet due and payable.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

This is NOT Homestead Property as to Rosa Maria Martinez.

TO HAVE AND TO HOLD, FOREVER, the said premises with the appurtenances upon the trusts and for the uses and
purposes herein set forth:

T O W N S H I P O F C I C E R O	Town of Cicero	Address: 1344 S CENTRAL Ave	Real Estate Transfer Tax
		Date: 09/16/2019	\$600.00
		Stamp #: 2019-6317	Payment Type: Cash
		By: pcravates	Compliance #: 2019-MK93Q9RV

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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 sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof, from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time not exceeding 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 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 said premises 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, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, be obliged to see 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 privileged or obliged to inquire into any of the terms of said Trust Agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in said named Trustees the entire legal and equitable title in fee, in and to all the premises above described.

This deed is executed pursuant to the direction of and in fulfillment of the terms of the Articles of Agreement for Deed, Dated October 19, 2015, between Roberto V. Martinez and Giovanni A. Agosto, recorded October 21, 2015 as document 1529434048.

Giovanni A. Agosto is signing both individually as contract purchaser under the Articles of Agreement for Deed, Dated October 19, 2015, to direct the conveyance to himself, as Trustee, and further, as Trustee, he accepts title to property to be held pursuant to the terms of the named Trust Agreement.

IN WITNESS WHEREOF, the said Grantors have caused their names to be affixed hereto and have duly and freely executed this instrument on this 10th day of **September, 2019**, at Cook County, City of Chicago, State of Illinois.

Roberto V. Martinez

ROBERTO V. MARTINEZ, as Sole Owner

Giovanni A. Agosto

GIOVANNI A. AGOSTO, as Contract Purchaser
AND as Trustee, as aforesaid

REAL ESTATE TRANSFER TAX

18-Sep-2019



COUNTY:	30.00
ILLINOIS:	60.00
TOTAL:	90.00

16-20-215-041-0000

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STATE OF ILLINOIS)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **ROBERTO V. MARTINEZ, OWNER And GIOVANNI A. AGOSTO, AS CONTRACT PURCHASER AND AS TRUSTEE**, 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 homestead.

Given under my hand and notarial seal, this 10TH Day of SEPTEMBER, 2019.

Signature Of Notary: *David Delgado* (Seal)

My Commission Expires: 6-19-2020



RETURN TO: DAVID DELGADO, ESQ
 1430 N. WESTERN AVE
 CHICAGO, Illinois 60622

HERITAGE TITLE COMPANY
5849 W LAWRENCE AVE
CHICAGO, IL 60630

Property of Cook County Clerk's Office