

QUIT CLAIM  
DEED IN TRUST

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\*19268083450\*

Doc# 1926808345 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/25/2019 01:56 PM PG: 1 OF 4

Above Space for Recorder's Use Only

THIS INDENTURE WITNESSTH; That the Grantors, **EDUARDO GUERRERO, married to Maria C. Guerrero**, of the County of Cook and State of Illinois for and in consideration of TEN and 00/100 DOLLARS (\$10.00) in hand paid, CONVEY and WARRANT to **EDUARDO GUERRERO AND MARIA C. GUERRERO, Co-Trustees, or their Successors in Trust, under THE GUERRERO FAMILY LIVING TRUST DATED AUGUST 28, 2019**, whose address is 11013 Lombard Ave., Chicago Ridge, IL 60415, the following described Real Estate in the County of Cook and State of Illinois, to wit:

LOT 2 IN SUBDIVISION OF LOTS 36, 37, 38, 39, 40, 41, 42, 43, 44 AND 45 IN BLOCK 9 IN THE RESUBDIVISION OF BLOCKS 7, 8, 9 AND 10 IN THE SUBDIVISION OF THE SOUTH ½ OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Permanent Real Estate Index Number:** 16-10-308-019-0000

**Address of Real Estate:** 4710 West Fulton Avenue, Chicago, IL 60644

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 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 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 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

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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 grantors hereby expressly waive and release 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.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 28<sup>th</sup> day of AUGUST 2019.

**SUBJECT PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR.**

Eduardo Guerrero (SEAL)  
**EDUARDO GUERRERO**

This transaction is exempt pursuant to paragraph (e) of the Real Estate Transfer Act.



Eduardo Guerrero Date: 8-28-19  
**EDUARDO GUERRERO**

The transfer of title and conveyance of the property described above by **EDUARDO GUERRERO** is hereby accepted by **EDUARDO GUERRERO and MARIA C. GUERRERO**, as Trustees under the provisions of a Trust Agreement known as **THE GUERRERO FAMILY LIVING TRUST DATED AUGUST 28, 2019.**


ACCEPTED:

Eduardo Guerrero (SEAL)  
**EDUARDO GUERRERO, Trustee**

Maria C Guerrero (SEAL)  
**MARIA C. GUERRERO, Trustee**

| REAL ESTATE TRANSFER TAX  |           | 03-Sep-2019 |
|---|-----------|-------------|
|  | COUNTY:   | 0.00        |
|  | ILLINOIS: | 0.00        |
|   | TOTAL:    | 0.00        |

16-10-308-019-0000 | 20190801678068 | 1-308-439-136

| REAL ESTATE TRANSFER TAX  |          | 03-Sep-2019 |
|---|----------|-------------|
|  | CHICAGO: | 0.00        |
|   | CTA:     | 0.00        |
|   | TOTAL:   | 0.00 *      |

16-10-308-019-0000 | 20190801678068 | 1-977-954-912

\* Total does not include any applicable penalty or interest due.

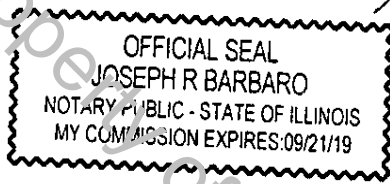
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State of Illinois, County of Cook ) ss:

I, Joseph R. Barbaro a Notary Public in and for said County, in the State aforesaid, do hereby CERTIFY THAT **EDUARDO GUERRERO and MARIA C. GUERRERO, husband and wife**, personally known to me to be the same people 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 28<sup>th</sup> day of August 2019.

Joseph R. Barbaro (Notary Public)



Property of Cook County Clerk's Office

**Prepared By & Mail To:**

Joseph R. Barbaro  
Attorney at Law  
9760 South Roberts Road, Suite 2A  
Palos Hills, Illinois 60465

**Name & Address of Taxpayer:**

Eduardo & Maria C. Guerrero  
11013 Lombard Ave.  
Chicago Ridge, IL 60415

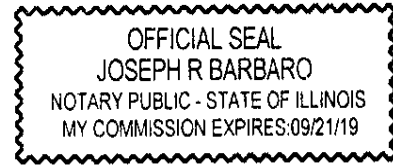
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## STATEMENT BY GRANTOR AND GRANTEE

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 real estate 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.

Date: August 28, 2019

Signature: Eduardo Guerrero  
Grantor or Agent



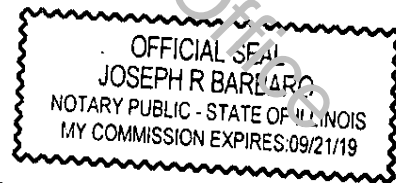
Subscribed and sworn to before me  
This 28<sup>th</sup> day of August, 2019

Notary Public Joseph R. Barbaro

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 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 real estate 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.

Date: August 28, 2019

Signature: Eduardo Guerrero  
Grantee or Agent



Subscribed and sworn to before me  
This 28<sup>th</sup> day of August 2019

Notary Public Joseph R. Barbaro

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.