



Doc# 1928245084 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/09/2019 01:37 PM PG: 1 OF 4



QUITCLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor(s), Maria Reyna a widow, and Paula V. Leon and Miguel Leon man and wife, of the County of Cook and State of Illinois, for and in consideration of Ten dollars, and other good and valuable considerations in hand paid, Convey(s) and Quitclaim(s) unto ATG TRUST COMPANY, an Illinois Corporation, One South Wacker Drive, 24th Floor, Chicago, Illinois 60606-4654, its successor or successors, as Trustee under a trust agreement dated the 1st day of October, 2019, known as Trust Number L019-101, the following described real estate in the County of Cook and State of Illinois, to wit:

See Exhibit A attached hereto;

Exempt pursuant to Section 4(e) of the Illinois Real Estate Transfer Tax Act.

Paula V. Leon

Permanent Index Number: See Exhibit A attached hereto;

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and re-subdivide the real estate or any part thereof; to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate 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 the trustee; to donate, to dedicate, to mortgage or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, 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, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 herein and by the trust agreement was in full force

SV P4 S L M SC E

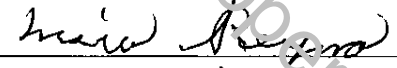
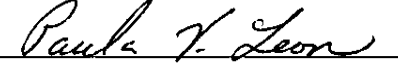
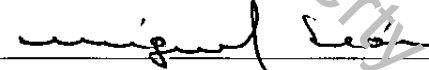
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and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries; (c) that the 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, her, or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof as aforesaid.

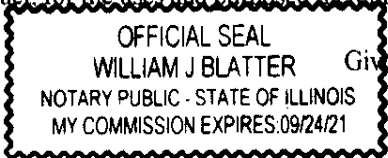
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust, or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

In Witness Whereof, the Grantor(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) this 1st day of October, 2019

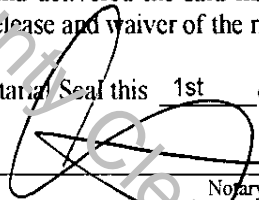
 (Seal)  (Seal)
 (Seal) _____ (Seal)

STATE OF ILLINOIS)
) SS
COUNTY OF Boone)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Maria Reyna a widow, and Paula V. Leon and Miguel Leon man and wife, 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 Notary Seal this 1st day of October, 2019



 Notary Public

Mail this recorded instrument to:

BLATTER & BLATTER, P.C.
4732 North Lincoln Avenue
Chicago, Illinois 60625

Mail future tax bills to:

Maria Reyna
1440 West Montrose Avenue
Chicago, Illinois 60613

REAL ESTATE TRANSFER TAX 09-Oct-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-17-120-028-0000 | 20191001612705 | 0-286-242-400

REAL ESTATE TRANSFER TAX 09-Oct-2019



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-17-120-028-0000 | 20191001612705 | 1-738-094-176

This instrument prepared by:

William J. Blatter
BLATTER & BLATTER, P.C.
4732 North Lincoln Avenue
Chicago, Illinois 60625

* Total does not include any applicable penalty or interest due



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EXHIBIT A

LEGAL DESCRIPTION

THE EAST FORTY-THREE (43) FEET OF THE WEST ONE HUNDRED TWENTY-NINE (129) FEET OF LOTS 11 AND 12 IN BLOCK 23 IN RAVENSWOOD, IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent index number: 14-17-120-028-0000

Common addresses: 1440 West Montrose Avenue
Chicago, Illinois 60613

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

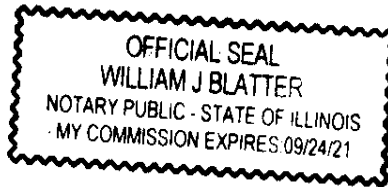
The grantor hereby affirms that, to the best of his knowledge, the name of the grantee shown on the deed is that of a natural person, an Illinois corporation, a foreign corporation authorized either to do business or to acquire and hold title to real estate in Illinois, a partnership authorized either to do business or to acquire and hold title to real estate in Illinois, or some other entity which is recognized as a legal person and authorized either to do business or to acquire and hold title to real estate under the laws of the State of Illinois.

Dated: October 1, 2019

Paula V. Leon
Grantor or Agent

Signed and sworn to before me
this 1st day of October, 2019.

[Signature]
Notary Public



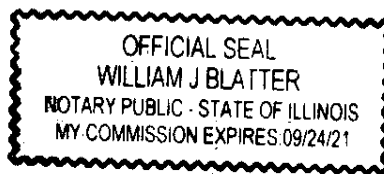
The grantee's agent hereby affirms and verifies that the name of the grantee shown on the deed is that of a natural person, an Illinois corporation, a foreign corporation authorized either to do business or to acquire and hold title to real estate in Illinois, a partnership authorized either to do business or to acquire and hold title to real estate in Illinois, or some other entity which is recognized as a legal person and authorized either to do business or to acquire and hold title to real estate under the laws of the State of Illinois.

Dated: October 1, 2019

Paula V. Leon
Grantee or Agent

Signed and sworn to before me
this 1st day of October, 2019.

[Signature]
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.