



1936516074

Doc# 1936516074 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/31/2019 11:54 AM PG: 1 OF 5

DEED IN TRUST

Mail To: Jose Jesus Valdez & Alicia Gomez
3810 N. Sayre
Chicago, IL 60634

Mail Tax Bills to: Jose Jesus Valdez & Alicia Gomez
3810 N. Sayre
Chicago, IL 60634

This Instrument was Prepared By:
Nick Linas, Attorney at Law
5310 N. Harlem, #201
Chicago, IL 60656

This INDENTURE, made this 29th day of November, 2019, by **JOSE JESUS VALDEZ**, a married person, of Chicago, Illinois, as GRANTOR, in consideration of the sum of Ten and no/100 dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to **JOSE JESUS VALDEZ and ALICIA GOMEZ**, a married couple, not personally, but as Trustees, under the terms and provisions of a certain Trust Agreement dated November 29, 2019, and designated as the **JOSE JESUS VALDEZ and ALICIA GOMEZ REVOCABLE TRUST**, and to any and all successors as Trustees appointed under said trust Agreement, or who may be legally appointed; the following described real estate situated in Cook County, Illinois, to wit:

SEE ATTACHED.

PIN: 13-19-113-040

Common Address: 3810 N. Sayre, Chicago, Illinois 60634

TO HAVE and TO HOLD said real estate and appurtenances thereto and upon the trusts set forth in said trust Agreement and for the following uses:

- The Trustee (or Trustees as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) to sell on any terms, grant options to purchase, contracts to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee(s). (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

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2. Any party dealing with the Trustee(s) with regard to the trust property, whether by contract, sale, mortgage lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee(s), and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee(s), and is binding upon the beneficiary or beneficiaries under said Trust Agreement, and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers, and duties of the Preceding Trustee(s).

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest herein, legal or equitable, except as stated.

4. In the event of the inability (or refusal) of the Trustee(s) herein named to act, or upon his/her/their removal from the County, **CINDY VALDEZ**, of 3810 N. Sayre, Chicago, Illinois 60634, shall be appointed as Successor Trustee, with like powers and authority as vested in the Trustee(s) named herein.

5. In the event of the inability (or refusal) of the Successor Trustee(s) herein named to act, or upon his/her/their removal from the County, **CESAR V. VALDEZ**, of 3810 N. Sayre, Chicago, Illinois 60634, shall be appointed as Alternate Successor Trustee, with like powers and authority as vested in the Trustee(s) named herein.


All of the covenants, conditions, powers, rights, duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives, and assigns.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 29th day of November, 2019.



Jose Jesus Valdez

JOSE JESUS VALDEZ

REAL ESTATE TRANSFER TAX	31-Dec-2019
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

13-19-113-040-0000 | 20191201681498 | 1-503-305-056

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

REAL ESTATE TRANSFER TAX	31-Dec-2019
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

13-19-113-040-0000 | 20191201681498 | 1-033-536-864

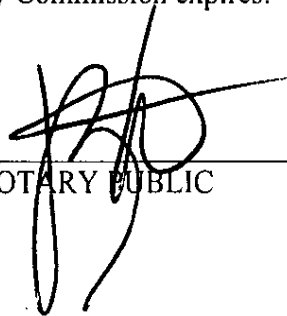
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State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JOSE JESUS VALDEZ**, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered 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 official seal, this 29th day of November, 2019.

My Commission expires: 10/25/22



NOTARY PUBLIC



Exempt under provisions of Paragraph E,
Section 4, Real Estate Transfer Tax Act.

11/30/19
Date Buyer, Seller or Representative

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LEGAL DESCRIPTION

Lot 20 in Block 2 in Utitz and Heimann's Irving Park Road Addition, being a subdivision of the North 1/2 of the Northwest 1/4 of Section 19 (except the East 40 acres and that part of the West 1674.1 feet lying South of the road of the Southwest 1/4 of Section 18), Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 13-19-113-040 (Volume number 343)

Commonly known as: 3810 North SAYRE CHICAGO IL 60634

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

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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(s) 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 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: 11/29/19

Signature: *Jose Jesus Valdez* JOSE JESUS VALDEZ (Grantor)

Subscribed and sworn to before

Me by the said Grantor

this 29th day of November, 2019

Notary Public *[Signature]*



The grantee or his agent affirms and verifies that the name of the grantee(s) 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 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: 11/29/19

Signature: *Alicia Gomez* Trustee (Grantee)

Signature: _____ Trustee (Grantee)

Subscribed and sworn to before

Me by the said Grantee

this 29th day of November, 2019

Notary Public *[Signature]*



Note: Any person who knowingly submits 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.

(Attached 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.)