

# UNOFFICIAL COPY

**WARRANTY DEED  
CORP/LLC TO TRUST  
For Illinois**

Prepared by:  
DAVID DELGADO, Esq.  
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Chicago, Illinois 60622  
Tel: (773) 235-6565

Taxpayer:  
The Salgado Living Trust  
2343 N. Lowell Ave.,  
Chicago, Illinois 60639



Doc# 2002117047 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/21/2020 02:17 PM PG: 1 OF 4

**T**HE GRANTORS, BMS PROPERTIES, LLC-4317-25 W FULLERTON, An Illinois Limited Liability Company, duly created and existing under and by virtue of the Laws of the State Illinois and duly authorized to transact business in the State Of Illinois, of 4317 W. Fullerton Ave., Chicago, Illinois 60639 (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: BALDEMAR R. SALGADO AND MARIA SALGADO, AS CO-TRUSTEES, UNDER THE SALGADO FAMILY LIVING TRUST** Dated January 7, 2020, Located at 2343 N. Lowell Ave., Chicago, Illinois 60639, 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:

LOTS 526, 527 AND 528 IN SAM BROWN JR'S FULLERTON AVENUE SUBDIVISION, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 13-34-201-001-0000 And 13-34-201-002-0000  
C/K/A: 4317-25 W. FULLERTON AVE, CHICAGO, ILLINOIS 60639

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

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

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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.

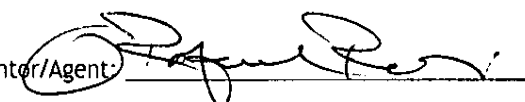
*IN WITNESS WHEREOF*, the said Grantors have caused their names to be affixed hereto and have duly and freely executed this instrument on this 8<sup>TH</sup> day of **January 2020**, at Cook County, City of Chicago, State of Illinois.



  
BALDEMAR R. SALGADO, Member/Manager


  
MARIA SALGADO, Member/Manager

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35, ILCS 200/31-45, SUB PAR. E AND COOK COUNTY ORDINANCE 93-0-27 PAR. E.

Dated: 1/8/20

Sign Grantor/Agent: 

REAL ESTATE TRANSFER TAX		21-Jan-2020	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
13-34-201-001-0000   20200101696162   0-175-838-048			

REAL ESTATE TRANSFER TAX		21-Jan-2020	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00 *
13-34-201-001-0000   20200101696162   0-781-185-888			

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



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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 11/8/2020

SIGNATURE: Baldemar Sagrado  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

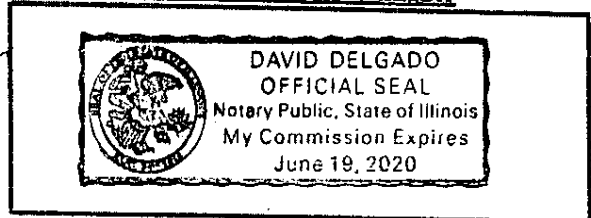
DAVID DELGADO

By the said (Name of Grantor): BALDEMAR SAGRADO

On this date of: 11/8/2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) 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 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.

DATED: 11/8/2020

SIGNATURE: Maria Sagrado  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

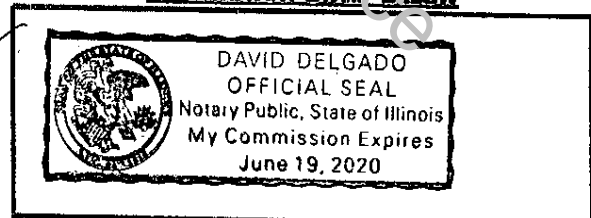
DAVID DELGADO

By the said (Name of Grantee): MARIA SAGRADO

On this date of: 11/8/2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of **SECTION 4** of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)