

# UNOFFICIAL COPY

DEED IN TRUST  
(ILLINOIS)



Mail to:

MARIA D. CARRILLO  
19530 CHERRY STREET  
MOKENA, ILLINOIS 60448

Doc# 2017508025 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/23/2020 08:01 AM PG: 1 OF 6

**THIS INSTRUMENT WITNESSETH**, that the Grantor **MARIA D. CARRILLO**, divorced and not since remarried, of 19530 Cherry Street, Mokena, Illinois 60448 for and in consideration TEN AND NO/00 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS unto **MARIA D. CARRILLO** of 19530 Cherry Street, Mokena, Illinois 60448 as TRUSTEE under the provisions of "**THE MARIA D. CARRILLO DECLARATION OF TRUST**" dated the 10 day of JUNE, 2020 (hereinafter referred to as "said trustee", regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of COOK and State of ILLINOIS, to wit:

SEE LEGAL DESCRIPTION ON PAGE 4

COMMONLY KNOWN AS: 5327 Waterbury Drive, Unit 405, Crestwood, Illinois 60418  
PROPERTY INDEX NO.: 28-04-301-019-1023

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide 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 present or in future, 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

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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 relations 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, 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 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 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 as 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.

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

And the said grantor(s) hereby expressly waive(s) and release(s) 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 or execution or otherwise.

IN WITNESS WHEREOF, the grantor(s) aforesaid have hereunto set their hands and seals this 12 day of June, 2020.

REAL ESTATE TRANSFER TAX

23-Jun-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

28-04-301-019-1023 | 20200601603790 | 0-646-810-336

(SEAL)

MARIA D. CARRILLO

*This instrument was prepared by:*

*John M. Morrone  
MORRONE & MORRONE, P.C.  
12820 S. Ridgeland Avenue, Unit C  
Palos Heights, Illinois 60463*

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STATE OF ILLINOIS )  
                                  )SS:  
COUNTY OF COOK )

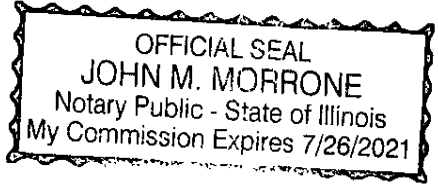
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MARIA D. CARRILLO** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 13 day of June, 2020.

Commission expires 7/26/21

NOTARY PUBLIC 

**COOK COUNTY ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4 REAL ESTATE TRANSFER ACT.**



  
6/13/2020  
Representative

**MAIL TAX BILLS TO:**

**MARIA D. CARRILLO  
19530 CHERRY STREET  
MOKENA, ILLINOIS 60448**

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## LEGAL DESCRIPTION

UNIT NUMBER 405 IN WATERBURY OF CRESTWOOD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 TO 29 IN WATERBURY OF CRESTWOOD AND LOTS 1 TO 18 IN WATERBURY OF CRESTWOOD FIRST ADDITION, BOTH BEING SUBDIVISIONS OF PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25298697, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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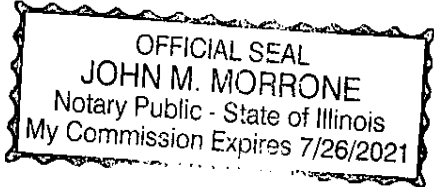
## STATEMENT BY GRANTOR AND GRANTEE

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 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 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: 6/13, 2020

Signature: [Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
this 13 day of June, 2020  
[Signature]  
NOTARY PUBLIC

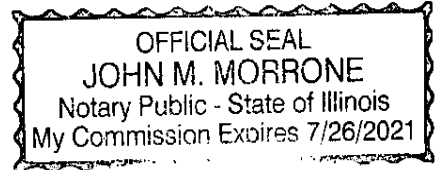


The Grantee or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or 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: 6/13, 2020

Signature: [Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
this 13 day of June, 2020  
[Signature]  
NOTARY PUBLIC



# UNOFFICIAL COPY

## STATEMENT OF ACCEPTANCE OF CONVEYANCE OF REAL PROPERTY INTO A TRUST BY THE TRUSTEE, PURSUANT TO §760 ILCS 5/6.5

I, **MARIA D. CARRILLO**, the Trustee for the Trust named *The Maria D. Carrillo Declaration of Trust* and established on June 13, 2020 by *The Maria D. Carrillo Declaration of Trust*, do now hereby accept this transfer of the Real Property with the following information:

**COMMON ADDRESS:** 5327 Waterbury Drive, Unit 405, Crestwood, Illinois 60418

**PROPERTY INDEX NUMBER:** 28-04-301-019-1023

**LEGAL DESCRIPTION:** UNIT NUMBER 405 IN WATERBURY OF CRESTWOOD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 TO 29 IN WATERBURY OF CRESTWOOD AND LOTS 1 TO 18 IN WATERBURY OF CRESTWOOD FIRST ADDITION, BOTH BEING SUBDIVISIONS OF PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25298697, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS, as conveyed by the attached conveyance instrument type, deed in trust, signed and dated on the 13 day of June in the year 2020, and now being sought to be recorded with the Cook County Recorder of Deeds.

  
 \_\_\_\_\_  
**MARIA D. CARRILLO**

6/13/2020  
 \_\_\_\_\_  
 Date Signed

**SPECIAL NOTE:** PURSUANT TO §760 ILCS 5/6.5, AS OF JANUARY 1<sup>ST</sup>, 2017, THE TRANSFER OF REAL PROPERTY TO A TRUST REQUIRES A TRANSFER OF LEGAL TITLE TO THE TRUSTEE EVIDENCED BY A WRITTEN INSTRUMENT OF CONVEYANCE AND ACCEPTANCE BY THE TRUSTEE. THIS PROVISION DOES NOT APPLY TO ANY OF THE FOLLOWING UNLESS SPECIFICALLY REFERENCED BY THE GOVERNING INSTRUMENT: (A) LAND TRUST; (B) VOTING TRUST; (C) SECURITY INSTRUMENT SUCH AS A TRUST DEED OR MORTGAGE; (D) LIQUIDATION TRUST; (E) ESCROW; (F) INSTRUMENT UNDER WHICH A NOMINEE, CUSTODIAN FOR PROPERTY OR PAYING OR RECEIVING AGENT IS APPOINTED; OR (G) A TRUST CREATED BY A DEPOSIT ARRANGEMENT IN A BANKING OR SAVINGS INSTITUTION, COMMONLY KNOWN AS A "TOTTEN TRUST".