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Doc#: 2021121253 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/29/2020 02:07 PM Pg: 1 of 5

QUIT CLAIM DEED IN TRUST

Prepared by/Mail to:

Frank J. Meents
25158 West Eames Street, Unit A
Channahon, Illinois 60410
(815)534-9515 Telephone
(815)534-9516 Facsimile

Dec ID 20200601604662
ST/CO Stamp 0-616-133-344 ST Tax \$330.00 CO Tax \$165.00
City Stamp 1-614-951-136 City Tax: \$3,465.00

Name and Address of Taxpayer:

THE MELCHORA PINGOL LIVING TRUST
8138 West Belmont Avenue
Chicago, Illinois 60634

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, MELCHORA PINGOL, a widow, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten and no/100 dollars (\$10.00), and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, Convey and Quit Claim the land legally described herein to MELCHORA PINGOL, as Trustee of THE MELCHORA PINGOL LIVING TRUST DATED May 12, 2020, the beneficial interest of said trust being held by Melchora Pingol, a widow, as sole ownership, whose address is 8138 W. Belmont Avenue, Chicago, the following described real estate in the County of Cook, and State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof
Permanent Real Estate Index Number(s): 12-23-427-038-0000
Address: 8138 West Belmont Avenue, Chicago, Illinois 60634

TO HAVE AND TO HOLD the premises with the appurtenances thereunto upon the trusts and for the purposes herein and in such 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 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 all of the title, estate, powers and authorities vested in said property, or any part thereof, from time to time, in possession of reversion, by leases to commence *in praesenti* or *in futuro*, and upon any terms and for any period or periods thereof, not exceeding in the case of any single demise the terms of 198 years and to renew or extend leases upon 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, to grant easements or changes 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 any part thereof to be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged

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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 (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 in trust, that such successor or successors in trust have been properly appointed and are fully vested with all title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seal this 12th day of May, 2020.

 (SEAL)
MELCHORA PINGOL, Grantor

The Grantee, MELCHORA PINGOL as Trustee under the provisions of THE MELCHORA PINGOL LIVING TRUST DATED May 12, 2020, hereby acknowledges and accepts this conveyance into the said trust.

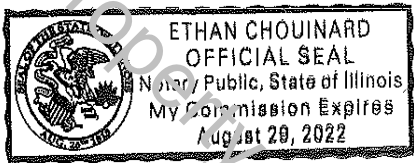
 (SEAL)
MELCHORA PINGOL, Trustee

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STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO CERTIFY THAT **MELCHORA PINGOL**, **individually and in her capacity as Trustee**, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, as having executed the same, 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 12th day of May, 2020.



Ethan Chouinard
Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

DATE: May 12, 2020

Ethan Chouinard

Cook County Clerk's Office

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EXHIBIT A

LOT 14 (EXCEPT THE EAST 3 FEET THEREOF) AND THE EAST 14 FEET OF LOT 15 IN BLOCK 11 IN FEUERBORN AND KLODE'S BELMONT TERRACE, BEING A SUBDIVISION OF THE SOUTHEAST $\frac{1}{4}$ LYING SOUTH OF THE INDIAN BOUNDARY LINE OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 12-23-427-038-0000

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Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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 and hold title to real estate under the laws of the State of Illinois.

DATED: 05 | 12 | 20

SIGNATURE: *Melchora Pingol*
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:

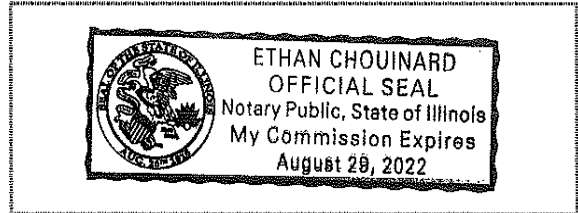
Ethan Chouinard

By the said (Name of Grantor): Melchora Pingol

On this date of: 05 | 12 | 20

NOTARY SIGNATURE: *Ethan Chouinard*

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, 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 05 | 12 | 20

SIGNATURE: *Melchora Pingol*
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:

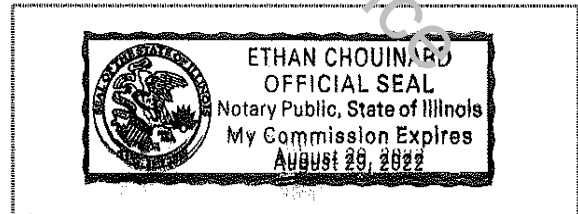
Ethan Chouinard

By the said (Name of Grantee): THE MELCHORA PINGOL LIVING TRUST

On this date of: 05 | 12 | 20

NOTARY SIGNATURE: *Ethan Chouinard*

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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**