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Doc#. 2030107498 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 10/27/2020 03:44 PM Pg: 1 of 3

Dec ID 20200901612120

WARRANTY DEED IN TRUST

THE GRANTOR, Denice Gomez of 2330 Calwagner Ave., Melrose Park, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Denise Gomez as Trustee of the Denise Gomez Private Land Trust Agreement dated September 15, 2020, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 14 IN BLOCK 6 IN FULLERTON GARDENS, BEING THE SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, FOWNSHIP 40 NORTH, RANGE 12, AND THE SOUTHEAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Property: 2330 Calwagner Ave., Melrose Park, IL 60104

PIN: 12-33-216-010-0000 (unincorportaed)

Exempt under the provisions of paragraph e, Section 4, Real Estate Transfe: Tax Act.

Dated: 9-15-2020

Attorney for Grantor(s)

DATED this 15 day of september, 2020.

DENISE COMEZ

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STATE OF ILLINOIS)
) ss.
COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DENISE GOMEZ, 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 15 day of Letter bev, 2020.

OFFICIAL SEAL c'ery Public, State of Illinois My Commission Expires

TRUSTEE A N 3¥ 02, 2023

The Grantee, Denise Gomez, as Trustee under the provisions of a trust dated September 3 2020, hereby acknowledges and accepts this conveyance into the said trust.

This instrument was prepared by NICOLAS NELSON, 27 W. Park Boulevard, Villa Park, Illinois 60181

Mail to: Nicolas Nelson 27 W. Park Blvd Villa Park, IL 60181 Send subsequent tax bills to: **Denise Gomez** 2330 Calwagner Ave. Melrose Park, IL 60164

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GRANTOR/GRANTEE AFFIDA': T: 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 basiness 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: SIGNATURE: GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature. ANGELA MELLEK Subscribed and sworn to Lefore me, Name of Notary Public: By the said (Name of Grantor): AFFIX NOTARY STAMP BELOW On this date of: ANGELA MELLER OFFICIAL SEAL NOTARY SIGNATURE: Notary Public, State of Illinois My Commission Expires

GRANTEE SECTION

DATED:

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 Phin is 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.

SIGNATURE:

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:

ANGELA

By the said (Name of Grantee):

On this date of: NOTARY SIGNATURE:

ANGELA MELLER OFFICIAL SEAL Notary Public, State of Illinois Commission Expires May 02, 2023

May 02, 2023

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)

rev. on 10.17.2016