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Doc#: 2031507715 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/10/2020 05:45 PM Pg: 1 of 3

Dec ID 20200901608547
ST/CO Stamp 1-154-928-096 ST Tax \$452.00 CO Tax \$226.00
City Stamp 0-081-186-272 City Tax: \$4,987.98

206NW086109PK

1 of 1

DEED IN TRUST

Prepared By &
After Recording, Mail to:
Attorney Thomas J. Moran
5300 West Devon Ave.
Chicago, IL 60646

The Grantors, MANUEL J. INCLAN AND MARIA J. JASKOT-INCLAN, Husband and Wife, of the City of Chicago, County of Cook, and State of Illinois for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, CONVEY and WARRANT to the

DILLON FAMILY TRUST DATED 01-28-2003, and any amendments thereto, (Thomas Robert Dillon and Judith Ann Dillon as Trustees) the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

The Southwesterly 11 Feet of Lot 2 and Lot 3 (except the Southwesterly 1 Foot) in Block 10 in First Addition to Becker's Edgebrook Forest Preserve Addition, Being a Subdivision of the Southwest Half (1/2) of Lot 16 and All of Lot 17 in Ogden and Jones Subdivision of Bronson's Tract of part of Caldwell's Reserve in Section 4, Townships 40 and 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. # 13-04-223-057-0000.

Property Address: 6048 N Landers Ave., Chicago, IL 60646.

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(s) set forth.

Full power and authority are hereby granted to said trustee(s) 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(s) in trust and to grant to such successor(s) in trust all of the title, estate, powers and authorities vested in said trustee(s); to donate, to dedicate, to mortgage, to 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 praesenti or in futuro, 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(s) of time and to amend, change or modify leases and the terms and provisions thereof at any time(s) hereafter; to contract to make leases

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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 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(s) in relation to the premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee(s), 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 the trust(s) have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee(s), or be obliged or privileged to inquire into any of the terms of said trust agreement(s); and every deed, trust deed, mortgage, lease or other instrument executed by said trustee(s) 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, (1) that at the time of the delivery thereof the trust(s) created by this Indenture and by said trust agreement(s) was in full force and effect; (2) that such conveyance or other instrument was executed in accordance with the trust(s), conditions, and limitations contained in this Indenture and in said trust agreement(s) or in some amendment(s) thereof and binding on all beneficiaries thereunder; (3) that said trustee(s) was duly authorized and empowered to execute and delivery every such deed, trust deed, lease, mortgage or other instrument; and (4) if the conveyance is made to a successor(s) in trust, that such successor(s) in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his, hers, or their predecessor(s) in trust(s).

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.

Said Grantors hereby release and waive all rights by virtue of the Homestead Exemption Laws of the State of Illinois.

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IN TRUST
WASE
MSE

This Warranty Deed is dated this 27 day of September, 2020.

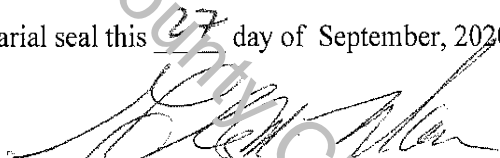

MANUEL J. INCLAN


MARIA A. JASKOT-INCLAN

State of Illinois, County of Cook, ss.)

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that MANUEL J. INCLAN and MARIA A. JASKOT-INCLAN, Husband and Wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said deed as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 27 day of September, 2020.


NOTARY PUBLIC



AFTER RECORDING,
MAIL THIS DEED to:

MAIL TAX BILLS to:

Kent Novit
100 N. LaSalle St. Ste 1700
Chicago, IL 60602

Thomas & Judith Dillon
5563 Goldenhill Rd
Placerville, CA 95667