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# UNOFFICIAL COPY

	
*2031706008*	
Doc#	2031706008 Fee \$88.00
RHSP FEE:	\$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY	
COOK COUNTY RECORDER OF DEEDS	
DATE:	11/12/2020 09:25 AM PG: 1 OF 4

This instrument was prepared by:

Frank M. Greenfield  
5 Revere Dr., Ste. 200  
Northbrook, IL 60062

## DEED IN TRUST

THE Grantors, Hector Ortiz and Maribel Ortiz, husband and wife, of the County of Cook and State of Illinois for good and valuable consideration in hand paid, Convey and Quit Claim unto Maribel Ortiz and Hector Ortiz of 3516 W. 77<sup>th</sup> Street, Chicago, Illinois, jointly or the survivor of them, as trustee of the MARIBEL ORTIZ REVOCABLE LIVING TRUST dated July 17, 2019, 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:

LOT 31 IN BLOCK 4 IN THOMAS M. READE'S WEST 79TH STREET HIGHLANDS A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 50 FEET AND EXCEPT THAT PART TAKEN FOR WEST 79TH STREET) IN SECTION 26, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE 3RD PRINCIPAL MERIDIAN, COOK COUNTY ILLINOIS.



Permanent Index Number: 19-26-403-031-0000

Address of real estate: 3516 W. 77<sup>th</sup> Street, Chicago, Illinois 60652

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

Handwritten notations and signatures on the right margin, including the number '4' and a signature.

<b>REAL ESTATE TRANSFER TAX</b>		11-Nov-2020
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
19-26-403-031-0000   20201001638189   0-270-572-512		

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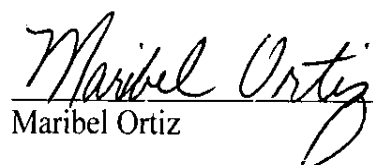
time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time 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 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 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 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.

The said grantors hereby expressly waive and release 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 on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 23<sup>rd</sup> day of October, 2020

  
 \_\_\_\_\_  
 Hector Ortiz

  
 \_\_\_\_\_  
 Maribel Ortiz

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The foregoing conveyance of the subject is accepted.

Maribel Ortiz  
Maribel Ortiz, as Trustee of the Maribel Ortiz  
REVOCABLE LIVING TRUST dated July 23<sup>rd</sup>, 2020

Hector Ortiz  
Hector Ortiz, as Trustee of the Maribel Ortiz  
REVOCABLE LIVING TRUST dated July 23<sup>rd</sup>, 2020

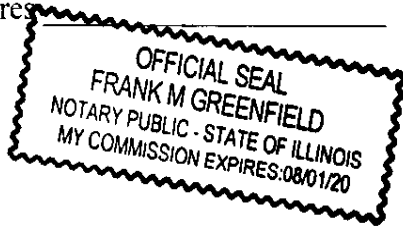
STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Hector Ortiz and Maribel Ortiz 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 the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 23<sup>rd</sup> day of October, 2020

Commission expires \_\_\_\_\_

Frank M. Greenfield  
Notary Public



MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Frank M. Greenfield  
5 Revere Drive, Ste., 200  
Northbrook, Illinois 60062

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Exempt under the provisions of Paragraph (e), Sections 31-45, Real Estate Transfer Tax Law.

Date: October 23, 2020

Frank Greenfield  
Buyer, Seller or Representative

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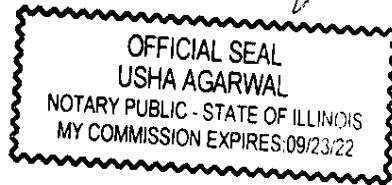
## STATEMENT BY GRANTOR AND GRANTEE

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

Dated October 23, 2020

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Grantor  
This 23<sup>rd</sup> day of October, 2020  
Notary Public Usha Agarwal

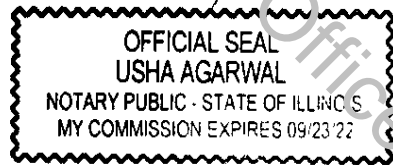


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date October 23, 2020

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Grantee  
This 23<sup>rd</sup> day of October, 2020  
Notary Public Usha Agarwal



Note: 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 Tax Act.)

### REAL ESTATE TRANSFER TAX

09-Nov-2020



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

19-26-403-031-0000 | 20201001638189 | 1-188-064-224

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