

UNOFFICIAL COPY

Deed in Trust ILLINOIS STATUTORY

MAIL TO:

THE EST 1980 TRUST
3435 W 72nd Place
Chicago, IL 60629

NAME & ADDRESS OF TAX

PAYER:

THE EST 1980 TRUST
3435 W 72nd Place
Chicago, IL 60629



Doc# 2103422061 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/03/2021 01:46 PM PG: 1 OF 4

THE GRANTOR (S)

J. Jesus Nava, of Cook County, of the State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to **Jose Jesus Nava and Rosa M. Nava**, as co-trustees of **THE EST 1980 TRUST** dated **October 7th, 2020**, under **Trust Number 2019DK0109**, and any amendments thereto, all right, title, and interest in and the to the following described real estate situated in Cook County in the State of Illinois, to wit:

(LEGAL DESCRIPTION) *SEE ATTACHED EXHIBIT A*

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustee, who shall have authority to make deeds; leases; lease of coal, oil, gas, under, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or privileged to inquire into any terms of said trust agreement; and every 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his her, or their predecessor in trust.

EXEMPT UNDER PROVISIONS OF SECTION 31-45 (e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e)

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EXHIBIT A

ADDRESS OF REAL ESTATE: 3435 W 72nd Place, Chicago, IL 60629


PERMANENT REAL ESTATE IDENTIFICATION NUMBER: 19-26-211-008-0000 and 19-26-211-055-0000 *and*
COUNTY: COOK *19-26-211-064-0000*

LEGAL DESCRIPTION:

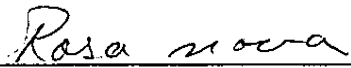
THE WEST HALF OF LOT 224 AND ALL OF LOT 225 IN WILLIAM H. BRITIGAN'S MARQUETTE PARK HIGHLANDS, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTH EAST 1/4 (EXCEPT OF THE WEST 50 FEE THERE) OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH A LINE DRAWN 8 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH THREE SIXTEENTHS OF SAID WEST HALF OF THE NORTH EAST QUARTER OF SECTION 26, AFORESAID, IN THE CITY OF CHICGO, COUNTY OF COOK AND STATE OF ILLINOIS.

Trustee Acceptance

Pursuant to 760 ILCS/6.5 (a) We, Jose Jesus Nava and Rosa Nava, accept this transfer of 3435 West 72nd Place, Chicago, Illinois 60629 with legal description set forth above into my revocable living trust known as THE EST 1980 TRUST.



Jose Jesus Nava

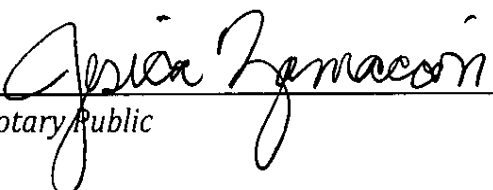


Rosa Nava

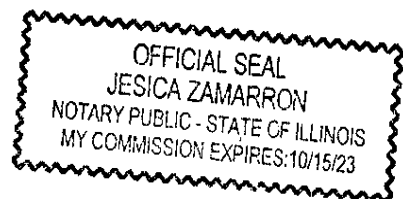
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Jose Jesus Nava and Rosa Nava** 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 the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED AND SWORN TO
Before me this 10th day of October, 2020.



Notary Public



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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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

DATED: 10 | 14 | 20 20

SIGNATURE: [Signature]
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:

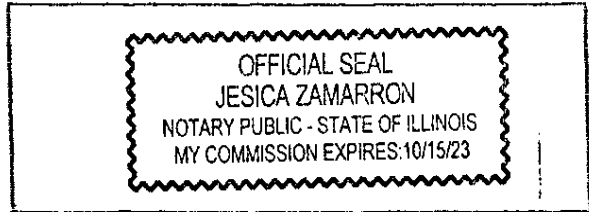
Jessica Zamarron

By the said (Name of Grantor): J. Jesus Nava

On this date of: 10 | 14 | 20 20

NOTARY SIGNATURE: [Signature]

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

DATED: 10 | 14 | 20 20

SIGNATURE: [Signature]
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:

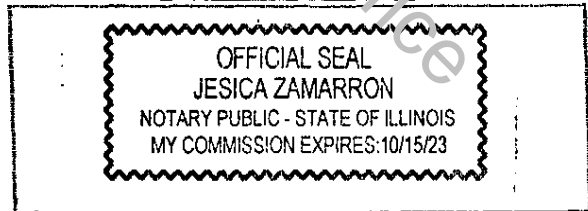
Jessica Zamarron

By the said (Name of Grantee): Rosa M. Nava

On this date of: 10 | 14 | 20 20

NOTARY SIGNATURE: [Signature]

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 SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)