

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST

Doc#: 2103935015 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/08/2021 09:25 AM Pg: 1 of 4

Mail To:  
William Cartagena  
1910 N. Hoyne Ave.  
Chicago, IL 60647

Dec ID 20201201689940  
City Stamp 0-018-241-552

Send Subsequent Tax Bills to:

The Rogelio Lara Family Trust  
5158 S. Menard Ave.,  
Chicago, IL 60638

### RECORDER'S STAMP

The GRANTOR(S): **Rogelio Lara, divorced and not since remarried, of 5158 S. Menard Ave., Chicago, IL 60638** for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, and other good and valuable considerations, receipt of which is hereby duly acknowledged, CONVEY AND QUIT CLAIM to **Rogelio Lara of 5158 S. Menard Ave., Chicago, IL 60638, as Trustees** under the provisions of **The Rogelio Lara Family Trust dated DECEMBER 1st, 2020**, following described land in the County of Cook, State of Illinois; to wit:

LOT 2 IN THE RESUBDIVISION OF LOTS 21 TO 30, BOTH INCLUSIVE, IN BLOCK 14 IN CALVIN F. TAYLOR'S SUBDIVISION OF BLOCKS 11, 12, 14 AND 15 IN GOODWIN, BALESTIER AND PHILLIPS SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

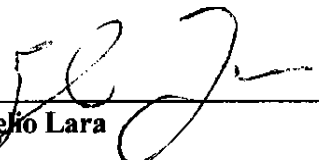
PIN: 16-26-325-044-0000  
Property Address: 3050 S. Springfield, Chicago, IL 60623


To Have and to Hold, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

**THE TERMS AND CONDITIONS APPEAR ON PAGE 4 OF THIS INSTRUMENT ARE MADE A PART HEREOF.**

And the said grantor hereby expressly waives and releases any and all right or benefit under by virtue of any and all statutes of the State of Illinois, providing for exemption Homesteads from sale on execution or otherwise.

Dated DECEMBER 1st, 2020

  
\_\_\_\_\_  
Rogelio Lara (seal)

REAL ESTATE TRANSFER TAX		15-Jan-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
16-26-325-044-0000   20201201689940   0-018-241-552		

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



# UNOFFICIAL COPY

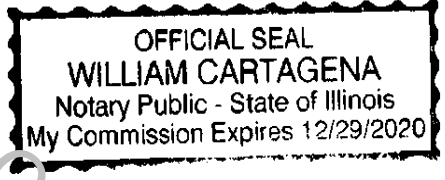
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her 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 DECEMBER 1, 20 20 Signature: [Signature]  
Grantor or Agent

Subscribed and Sworn to before me by  
the said this 1st day of DEC 2020

[Signature]  
NOTARY PUBLIC

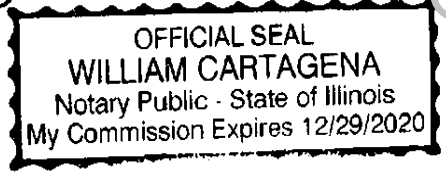


The grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated DECEMBER 1, 20 20 Signature: [Signature]  
Grantee or Agent

Subscribed and Sworn to before me by  
the said this 1st day of DECEMBER 2020

[Signature]  
NOTARY PUBLIC



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

# UNOFFICIAL COPY

## Terms and Conditions

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, street, 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 time to time, in possession or reversion, by leases to commence in present or in future, 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 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 or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earning 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 earning, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) 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 and sale on execution or otherwise.