

UNOFFICIAL COPY

DEED IN TRUST

MAIL TO:

Mario Correa, Esq.
6200 N. Hiawatha Ave., Ste 625
Chicago, Illinois 60646

NAME & ADDRESS OF TAXPAYER

Pedro A. Espinoza
8431 W. Bruce Dr.
Niles, IL 60714

Doc#: 2110921063 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/19/2021 10:57 AM Pg: 1 of 4

Dec ID 20210401686059

City Stamp 1-775-925-776

THE GRANTOR, PEDRO A. ESPINOZA, a married man, of Cook County, Illinois for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, hereby CONVEYS AND WARRANTS to PEDRO A. ESPINOZA as trustee of the **PEDRO A. ESPINOZA REVOCABLE TRUST dated April 1, 2021**, the following real estate located in Cook County, Illinois, described as follows:

LEGAL DESCRIPTION – SEE ATTACHED

PIN: 13-10-308-039-0000

ADDRESS: 4860 N. Kruger Ave., Chicago, IL 60630

TO HAVE AND TO HOLD the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is granted here to the trustee or its successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

In no case will any party dealing with the trustee in relation to the real estate or to whom the real estate or any part of it is conveyed, contracted to be sold, leased, or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement. Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the real estate will be conclusive evidence in favor of every person relying on or claiming under any conveyance, lease or other instrument of this type: (a) that at the time of the delivery the trust created here and by the trust agreement was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained here and in the trust agreement or in the amendments, and binding on all beneficiaries, (c) that trustee was authorized and empowered to execute and deliver every deed, trust deed, lease, mortgage or other instrument of this type, and (d) if the conveyance is made to a successor or successors in trust, that the 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, her or their predecessor in trust.

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The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them will be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and this interest is declared here to be personal property. No beneficiary will have any title or interest, legal or equitable, in or to the real estate, but only an interest in the possession, earnings, avails, and proceeds from it.

Executed on this 1st day of April, 2021

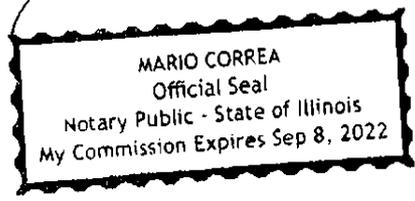
Pedro A Espinoza
PEDRO A. ESPINOZA

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT PEDRO A. ESPINOZA personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 1st day of April, 2021

[Signature] (Notary Public)



COUNTY - ILLINOIS TRANSFER STAMP	
EXEMPT UNDER PROVISIONS OF PAR.	
e SECTION 31-45, REAL	
ESTATE TRANSFER TAX LAW, 35 ILCS	
200/31-45.	
DATE:	<u>April 1, 2021</u>
<u>Pedro A Espinoza</u>	
Buyer, Seller or Representative	

REAL ESTATE TRANSFER TAX	13-Apr-2021
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

13-10-308-039-0000 | 20210401686059 | 1-775-925-776
* Total does not include any applicable penalty or interest due

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LEGAL DESCRIPTION

LOT 36 IN HIGGS SUBDIVISION OF LOT 8 AND PART OF LOT 7 IN REES SUBDIVISION OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

PIN: 13-10-308-039-0000

ADDRESS: 4863 N. Kruger Ave., Chicago, IL 60630

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: 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 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 4/1/2021

SIGNATURE: [Signature]
GRANTOR or AGENT

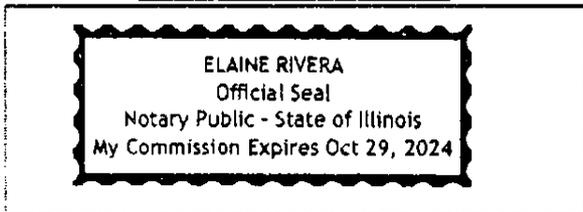
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Elaine Rivera

By the said (Name of Grantor): Stephanie Castro Contreras AFFIX NOTARY STAMP BELOW

On this date of: 4/1/2021

NOTARY SIGNATURE: [Signature]



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

DATED: 4/1/2021

SIGNATURE: [Signature]
GRANTEE or AGENT

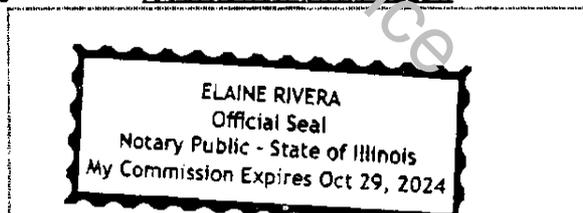
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Elaine Rivera

By the said (Name of Grantee): Stephanie Castro Contreras AFFIX NOTARY STAMP BELOW

On this date of: 4/1/2021

NOTARY SIGNATURE: [Signature]



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)**)