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DEED IN TRUST
(ILLINOIS)

Mail to:

THERESA HERNANDEZ
9831 SOUTH NOTTINGHAM AVENUE
UNIT 10
CHICAGO RIDGE, ILLINOIS 60415

Send Subsequent Tax Bills to:

THERESA HERNANDEZ
9831 SOUTH NOTTINGHAM AVENUE
UNIT 10
CHICAGO RIDGE, ILLINOIS 60415



Doc# 2112708102 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/07/2021 03:44 PM PG: 1 OF 4

THIS INDENTURE WITNESSETH, that the Grantor **THERESA HERNANDEZ**, divorced and not since remarried, of 9831 South Nottingham Avenue, Unit 10, Chicago Ridge, Illinois 60415, for and in consideration TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS unto **THERESA HERNANDEZ**, divorced and not since remarried, of 9831 South Nottingham Avenue, Unit 10, Chicago Ridge, Illinois 60415, as TRUSTEE under the provisions of "**THE THERESA HERNANDEZ DECLARATION OF TRUST**" dated the 29th day of March 2021 (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 forever, the following described real estate in the County of COOK and State of ILLINOIS, to wit:

UNIT NUMBER 10 IN WESTRIDGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE WEST HALF OF LOT 6 IN BLOCK 14 IN ROBERT BARTLETT'S 95TH STREET HOMESITES, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS "PARCEL"); WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY FORD CITY BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 21, 1973 AND KNOWN AS TRUST NUMBER 411, RECORDED IN THE OFFICE OF THE RECORDED OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22615048; TOGETHER WITH AN UNDIVIDED 5.952 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 9831 South Nottingham Avenue, Unit 10, Chicago Ridge, Illinois 60415
PROPERTY INDEX NO.: 24-07-113-028-1010

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 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

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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 of 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 relations 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 as 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 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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 from sale or execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his hand and seal this 29 day of March 2021.

 (SEAL)
THERESA HERNANDEZ

REAL ESTATE TRANSFER TAX		07-May-2021
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
24-07-113-028-1010	20210301681482	1-335-636-240

This instrument was prepared by: **John M. Morrone, Attorney at Law - MORRONE & MORRONE, P.C.**
12820 S. Ridgeland Avenue, Unit C, Palos Heights, Illinois 60463

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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 **THERESA HERNANDEZ** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as her 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 29 day of March 2021.

Michelle M. Morrone
NOTARY PUBLIC

Commission expires 6-21-22

**COOK COUNTY ILLINOIS TRANSFER STAMPS EXEMPT
UNDER PROVISIONS OF PARAGRAPH E SECTION 4 REAL
ESTATE TRANSFER ACT.**



Michelle M. Morrone 3-29-2021
Representative Date

Property of Cook County Clerk's Office

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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 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: March 29, 2021

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
this 29 day of March 2021

[Handwritten Signature]
NOTARY PUBLIC



The Grantee 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 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: March 29, 2021

Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
this 29 day of March 2021

[Handwritten Signature]
NOTARY PUBLIC

