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Doc# 2113121124 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/11/2021 09:49 AM Pg: 1 of 4

QUIT CLAIM DEED

THIS INDENTURE
WITNESSTH, that the
grantors, Martin Nevarez and
Antonia Nevarez, husband and
wife, as joint tenants, for and in
consideration of TEN & 00/100
DOLLARS, and other good
and valuable consideration in
hand paid, CONVEYS and
QUIT CLAIMS to:

Dec ID 20210501618175

City Stamp 1-757-626-640

Martin Nevarez and Antonia Nevarez, Co-Trustees of the Nevarez Trust, dated April 1, 2021, and any amendments thereto

in the following described real estate situated in Cook County in the State of Illinois, to wit:

LOT 2 IN BLOCK 13 IN H. O. STONE AND COMPANY'S BELMONT AVENUE TERRACE, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax ID No.: 13-19-303-009-0000

Address of Real Estate: 7039 WEST ADDISON STREET, CHICAGO, IL 60634

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 is hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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 trustees, 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 praesenti or 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


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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 trustees 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 trustees, be obliged to see to the application of any purchase money, rent, 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 trustees, 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 trustees 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 trustees were 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.

And the said grantors hereby expressly waive and release any and all rights or benefits 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.

REAL ESTATE TRANSFER TAX		04-May-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-19-303-009-0000 20210501618175 1-757-626-640		
* Total does not include any applicable penalty or interest due.		

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In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this April 1, 2021.



 Martin Nevarez

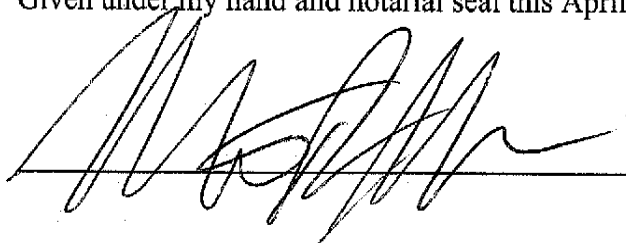


 Antonia Nevarez

State of Illinois County of Cook

The undersigned as a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Martin Nevarez** and **Antonia Nevarez**, 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 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.

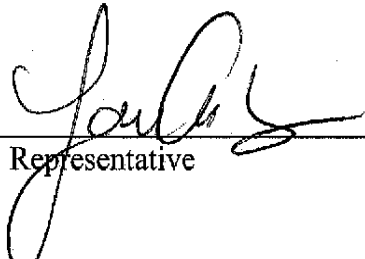
Given under my hand and notarial seal this April 1, 2021.


 _____ (Notary Public)



Mail to Preparer:	Send Future Tax Bills to the Grantee at:
Matthew R. Margolis Margolis Weldon LLC 350 S. Northwest Highway, Suite 300 Park Ridge, Illinois 60068	Martin and Antonia Nevarez 7039 West Addison Street 1107 S. Hamlin Chicago, IL 60634 Park Ridge, IL 60068

Exempt under provisions of Paragraph E,
 Section 4, Real Estate Transfer Tax Act.

4/1/21 

 Date Representative

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STATEMENT BY GRANTOR AND GRANTEE

The grantor(s) or his or her/their agent affirms that, to the best of his or her/their knowledge, the name of the grantee shown on the deed 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: April 1, 2021

Signature: _____

Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME THIS APRIL 1, 2021

NOTARY PUBLIC _____



The grantee(s) or his or her/their 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.

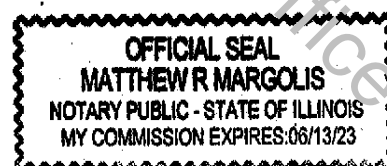
Dated: April 1, 2021

Signature: _____

Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME THIS APRIL 1, 2021

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.