

UNOFFICIAL COPY



2114622037D

Doc# 2114622037 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/26/2021 02:58 PM PG: 1 OF 4

DEED IN TRUST

THE GRANTORS,

CLEOTILDE DIAZ, a widow and
SILVIA ZRINY, married to SCOTT A ZRINY

Of Chicago, County of Cook, and State of Illinois, in consideration of the sum of Ten & 00/100 (\$10.00) Dollars, and other good and valuable consideration, hereby convey and quit claims to CLEOTILDE DIAZ as Trustee (s) under the terms and provisions of a Trust Agreement dated October 20, 2020 and designated as the CLEOTILDE DIAZ Living Trust Dated October 20, 2020 and to any and all successors as Trustee (s) appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

Permanent Index Number: 19-11-304-001-0000

Address of Real Estate: 3759 w 51ST Street, Chicago, Illinois 60632

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trust set forth in said Trust Agreement and for the following uses:

1. The trustee (or Trustees, as the case may be), is invested with the following powers: (a) To manage, improve, divide or subdivide the trust property, or any part thereof (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, and or all of the title and estate of the trust, and to grant to such successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust, property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been completed with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon claiming under such conveyance or other instrument that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the

UNOFFICIAL COPY

beneficiary or beneficiaries under said Trust Agreement and if said instrument is executed by a successor or successors in trust that he or they were duly appointed and are fully invested with the title, estate rights, powers and duties of the preceding Trustee.

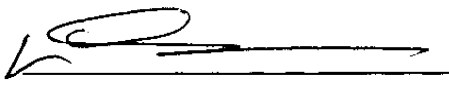
3. The interest of each and every beneficiary under said Trust Agreement and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein name, to act, or upon his removal from the County then the person so designated in the trust agreement is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee's named herein. All of the covenants, conditions, power rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns. If the title to any of the above real estate now is or hereafter shall be registered, the Register of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon conditions" or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

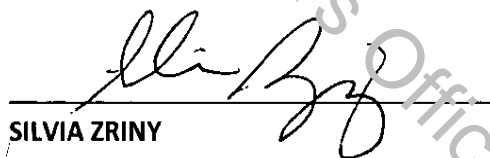
The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

As to SCOTT A ZRINY this is not a homestead property.

Dated this 20th day of October, 2020

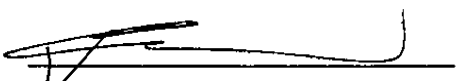


CLEOTILDE DIAZ

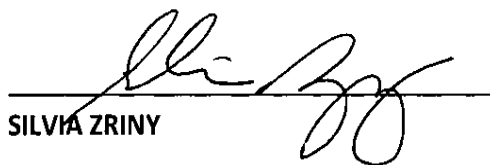


SILVIA ZRINY

I, CLEOTILDE DIAZ as Trustee of the CLEOTILDE DIAZ Living Trust accept the Deed in Trust.



CLEOTILDE DIAZ



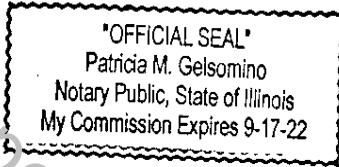
SILVIA ZRINY

UNOFFICIAL COPY

State of Illinois, County of Cook, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CLEOTILDE DIAZ and SILVIA ZRINY Individually as Grantor(s) and as Trustee(s) personally known to me 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 official seal this 20th day of October, 2020

Commission expires:



[Signature]
Notary Public

LEGAL DESCRIPTION

LOT 10 IN BLOCK 4 IN ELSDON, JOHN G EARL'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALSO THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, ALSO THE WEST 134 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

10/20/20
Date

[Signature]
Representative

MAIL TO:
CLEOTILDE DIAZ
3759 W 51ST ST
CHICAGO, IL 60629

SEND SUBSEQUENT TAX BILLS TO:
CLEOTILDE DIAZ
3759 W 51ST ST
CHICAGO, IL 60629

This instrument was prepared by Richard A. Kocurek, Attorney, 3306 South Grove Avenue, Berwyn, Illinois 60402

REAL ESTATE TRANSFER TAX		26-May-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

19-11-304-001-0000 | 20210501626144 | 1-335-777-552

3

REAL ESTATE TRANSFER TAX		26-May-2021
	CHICAGO:	3.75
	CTA:	1.50
	TOTAL:	5.25 *

19-11-304-001-0000 | 20210501626144 | 0-682-170-640

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

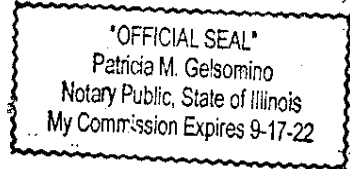
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her 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 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 10-20, 2020

Signature: _____
Grantor or Agent



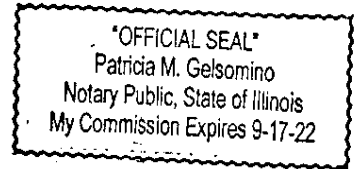
Subscribed and sworn to before me by the said _____ this 20 day of October, 2021.

Notary Public Pat Gelsomino

The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 10-20, 2020

Signature: _____
Grantee or Agent



Subscribed and sworn to before me by the said _____ this 20 day of October, 2020.

Notary Public Pat Gelsomino