

UNOFFICIAL COPY

DEED IN TRUST

MAIL TO:

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

NAME & ADDRESS OF TAXPAYER

Marta Santiago
12115 Southwest Highway
Palos Park, IL 60464

Doc#: 2120245192 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/21/2021 10:28 AM Pg: 1 of 4

Dec ID 20210401605204

City Stamp 1-204-042-000

THE GRANTOR, **MARTA SANTIAGO** ("GRANTOR"), a single woman, 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 **MARTA SANTIAGO** as trustee of the **MARTA SANTIAGO REVOCABLE TRUST** dated **July 15, 2020**, the following real estate located in Cook County, Illinois, described as follows:

LEGAL DESCRIPTION - SEE ATTACHED

PIN: 13-35-404-001-0000

ADDRESS: 3281 W. Armitage Ave., Chicago, IL 60647

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.

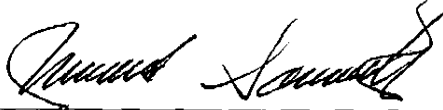
Full power and authority is granted here to the trustee or its successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

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.

UNOFFICIAL COPY

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 15th day of July, 2020.

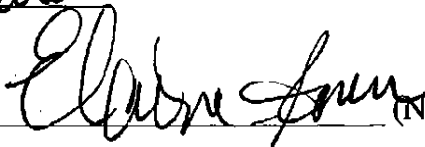


MARTA SANTIAGO

STATE OF ILLINOIS, COUNTY OF COOK ss.


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT MARTA SANTIAGO 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 15th day of July, 2020


(Notary Public)

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

COUNTY – ILLINOIS TRANSFER STAMP
 EXEMPT UNDER PROVISIONS OF PAR.
 _____e_____ SECTION 31-45, REAL
 ESTATE TRANSFER TAX LAW, 35 ILCS
 200/31-45.
 DATE: 07-15-2020


 Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX	01-Jun-2021
 CHICAGO:	22,125.00
CTA:	8,850.00
TOTAL:	30,975.00 *

14-31-135-002-0000 | 20210401686990 | 0-334-977-296

*Total does not include any applicable penalty or interest due

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 15 IN BLOCK 2 IN WINKLEMAN'S SUBDIVISION OF PART OF BLOCKS 2 AND 11 IN E. SIMON'S SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 13-35-404-001-0000

ADDRESS: 3281 W. Armitage Ave., Chicago, IL 60647

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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: 7 | 15 | 20 20

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:

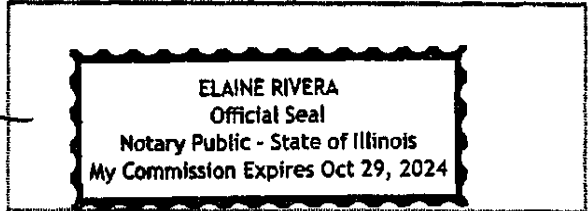
By the said (Name of Grantor): Marta Santiago

On this date of: 7 | 15 | 20

NOTARY SIGNATURE: [Signature]

Elaine Rivera

AFFIX NOTARY STAMP BELOW



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: 7 | 15 | 20 20

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:

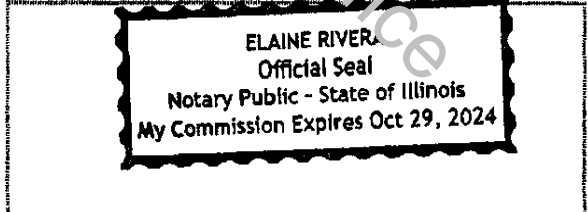
By the said (Name of Grantee): Marta Santiago Rev. Trust.

On this date of: 7 | 15 | 20

NOTARY SIGNATURE: [Signature]

Elaine Rivera

AFFIX NOTARY STAMP BELOW



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)**)