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DEED IN TRUST (ILLINOIS)



Doc# 2124557021 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/02/2021 12:24 PM PG: 1 OF 3

Above space for Recorder's Office Only

THE GRANTOR, Wanda A. Pukkila formerly known as Wanda Lopez, divorced and not since remarried and Rebecca Nelson, divorced and not since remarried, of the County of Cook and State of Illinois for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby

acknowledged, hereby **CONVEYS** and **WARRANTS** an undivided one-half interest to **Wanda A. Pukkila, as Trustee of the Wanda A. Pukkila Trust dated August 6, 2021** and an undivided one-half interest to **Rebecca G. Nelson, as Trustee of the Rebecca A. Nelson Trust dated August 6, 2021**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LOT THIRTEEN (13) IN FRANK-LON HOMES, INC., UNIT 2, BEING A SUBDIVISION OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 661.08 FEET OF THE SOUTH 660 FEET) AND (EXCEPT THE WEST 13.5 FEET THEREOF); ALSO (EXCEPT THE SOUTH 233 OF THE EAST HALF (1/2), EAST HALF (1/2), WEST HALF (1/2), NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4); ALSO THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 12-21-429-013

Address(es) of real estate: 3539 Ruby Street, Franklin Park, Illinois 60181

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of 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, any or all of the title and estate of the trust, and grant to such successor or 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, streets, 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 complied with, or to inquire 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 or 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 executed was pursuant to and in accordance with the authority granted



Exempt from review under Franklin Park
Document requirements pursuant to
Paragraph A(1) of Section 7-108-4 of the
Franklin Park Village Code

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the Trustee, and is binding upon the 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 into the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person 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 the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County the Trustee appointed in the Trust is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, 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 Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", 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.

DATED this 6th day of August, 2021.

Wanda A. Pukkila

Wanda Lopez (SEAL)

Wanda A. Pukkila f/k/a Wanda Lopez

Rebecca Nelson (SEAL)

Rebecca Nelson

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Wanda A. Pukkila formerly known as Wanda Lopez, divorced and not since remarried and Rebecca Nelson, divorced and not since remarried, personally known to me to be the same person(s) whose name(s) 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 6th day of August, 2021.

Commission expires 8/10 2021

Gregory G. Castaldi
NOTARY PUBLIC

This instrument was prepared by and mail to:

Gregory G. Castaldi, Esq.
5521 N. Cumberland
Suite 1109
Chicago, Illinois 60656

Send subsequent tax bills to:

Wanda A. Pukkila and Rebecca G. Nelson
3539 Ruby Street
Franklin Park, Illinois 60181

EXEMPT UNDER PROVISIONS OF PARAGRAPH 5
SECTION 4, REAL ESTATE TRANSFER TAX ACT.

8/16/2021

Date

Wanda Lopez
Representative

REAL ESTATE TRANSFER TAX

02-Sep-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

12-21-429-013-0000

| 20210801653714 | 0-365-612-816

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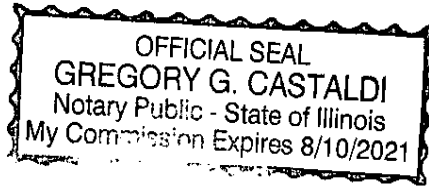
STATEMENT BY GRANTOR AND GRANTEE

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 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 August 6, 2021

Signature

Subscribed and Sworn to before me by the said GREGORY G. CASTALDI this 6th day of August, 2021.



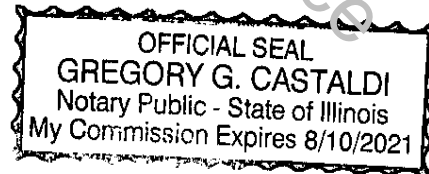
Notary Public

The Grantee or his 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 August 6, 2021

Signature

Subscribed and Sworn to before me by the said GREGORY G. CASTALDI this 6th day of August, 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 a Class A misdemeanor for subsequent offenses.