

UNOFFICIAL COPY

DEED IN TRUST

In consideration of Ten Dollars in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ALLAN B. MALIWANAG and MARIA CRISTINA D. MALIWANAG, husband and wife ("Grantors"), whose mailing address is 6116 Flagg Creek Lane, Western Springs, Illinois 60558, hereby transfer, convey and warrant Grantors' entire interest in real estate described in Exhibit "A" attached hereto and made a part hereof, together with all rights and appurtenances in any



Doc# 2125325011 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/10/2021 10:41 AM PG: 1 OF 4

manner appertaining or belonging to said real estate ("the property") to ALLAN B. MALIWANAG, as Trustee of the Allan B. Maliwanag Declaration of Trust under Agreement dated May 1, 2012, as amended, of which Allan B. Maliwanag is the primary beneficiary, and MARIA CRISTINA D. MALIWANAG, as Trustee of the Maria Cristina D. Maliwanag Trust under Agreement dated May 1, 2012, as amended, of which Maria Cristina D. Maliwanag is the primary beneficiary, a married couple whose joint mailing address is 6116 Flagg Creek Lane, Western Springs, Illinois 60558, and to every successor under the Trust Agreements, said beneficial interest to be held as tenants by the entirety ("Grantees").

TO HAVE AND TO HOLD the property with the appurtenances upon the trusts and for the uses and purposes herein and in said Trust Agreements set forth.

Full power and authority is hereby granted to the Trustees to improve the property or any part thereof, to contract to sell, to grant options to purchase, to lease, to sell on any terms and to convey such property or any part thereof.

Full power and authority is hereby granted to the Trustees to manage and protect the property, to convey the property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust of all of the title, estate, powers, and authorities vested in the Trustees, to mortgage, pledge or otherwise encumber such property, or any part thereof, to partition or to exchange said 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 property or any part thereof, and to deal with said property and every part thereof in all other ways and for such 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 the Trustees in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said property, or 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 the Trustees, or be obliged or privileged

UNOFFICIAL COPY

to inquire into any of the terms of said Trust Agreements; and every deed, trust deed, mortgage, lease or other instrument executed by the 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 Deed in Trust and by the Trust Agreements was in full force and effects (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed in Trust and in the Trust Agreements and binding upon all beneficiaries thereunder; (c) that the 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 fully vested with all title, estate, rights, powers, authorities, duties and obligations of the original Trustees.

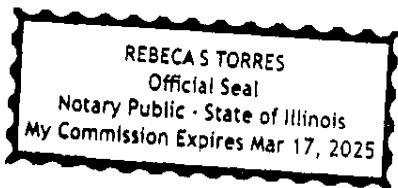
IN WITNESS WHEREOF, the Grantors has executed and delivered (and Grantees have received and accepted) this Deed in Trust on September 2, 2021.

Grantor: Allan B. Maliwanag
ALLAN B. MALIWANAG

Grantor: Maria Cristina D. Maliwanag
MARIA CRISTINA D. MALIWANAG

STATE OF ILLINOIS)
) SS
COUNTY OF DePage)

The foregoing instrument was acknowledged before me on September 2nd, 2021, by Allan B. Maliwanag and Maria Cristina D. Maliwanag.



Rebecca Torres
Notary Public

(SEAL)

REAL ESTATE TRANSFER TAX		10-Sep-2021
COUNTY:		0.00
ILLINOS:		0.00
TOTAL:		0.00

18-18-407-032-0000 | 20210901668317 | 1-331-568-400

UNOFFICIAL COPY

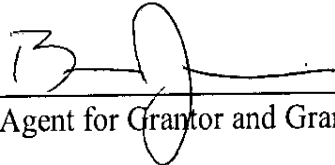
EXHIBIT A

LOT 291 IN TIMBER TRAILS RESUBDIVISION NO. 5, BEING A RESUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION, RECORDED OCTOBER 31, 2019 AS DOCUMENT 1930406158, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 18-18-407-032-0000 Vol. 082 (PIN also affects other property)

This transaction is EXEMPT from transfer tax under the provisions of paragraph (e), Section 31-45 of the Real Estate Transfer Tax Law.

September 9, 2021


Agent for Grantor and Grantees

This Deed was prepared by
and after recording mail to:
Brian K. Jones
Harrison & Held, LLP
333 W. Wacker Drive, Suite 1700
Chicago, Illinois 60606

Address of Property:
6116 Flagg Creek Lane
Western Springs, IL 60558

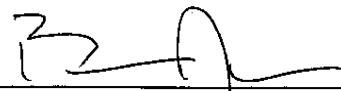
Send subsequent tax bills to:
Allan B. Maliwanag, Trustee
Maria Cristina D. Maliwanag, Trustee
6116 Flagg Creek Lane
Western Springs, IL 60558

UNOFFICIAL COPY

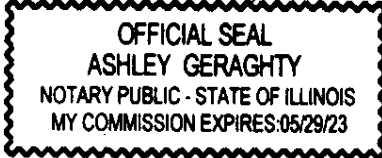
STATEMENT BY GRANTOR AND GRANTEE

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 SEPTEMBER 9, 2021


Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said BRIAN K. JONES
This 9th day of SEPTEMBER, 2021
Notary Public Ashley Geraghty



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 title to real estate under the laws of the State of Illinois.

Date SEPTEMBER 9, 2021

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said BRIAN K. JONES
This 9th day of SEPTEMBER, 2021
Notary Public Ashley Geraghty



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.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)