

WARRANTY DEED  
(Individual to Trust)

UNOFFICIAL COPY

Doc#: 2129846375 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/25/2021 03:00 PM Pg: 1 of 3

Dec ID 20211001615725  
ST/CO Stamp 0-393-307-280  
City Stamp 1-735-484-560

2130785

THE GRANTORS(S)

EDWIN VARELA AND  
CARMEN VARELA A/K/A  
CARMEN S. VARELA-CRUZ

of the City of Chicago, County of Cook, State of Illinois, for the

consideration of Ten and 00/100 DOLLARS, and other good and valuable  
considerations \_\_\_\_\_ in hand paid, CONVEY(S) \_\_\_\_\_ and WARRANTS

TO: EDWIN VARELA And CARMEN S. VARELA-CRUZ, as co-trustees of the EDWIN VARELA and  
CARMEN S. VARELA-CRUZ DECLARATION OF TRUST dated October \_\_\_\_, 2021.

all interest in the following described Real Estate, the real estate situated Cook County, State of Illinois,  
commonly known as 817 N. California Ave., Chicago, IL, 60622 legally described as:

LOT 29 IN BLOCK THREE IN TAYLOR AND CANDAS SUBDIVISION OF THE WEST 1/2 OF THE  
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Florida.

Permanent Real Estate Index Number(s): 16-01-424-014-0000

Address(es) of Real Estate: 817 N. California Ave., Chicago, IL 60622

DATED this: 21<sup>st</sup> day of October \_\_\_\_, 2021

Edwin Varela (SEAL)  
EDWIN VARELA

Carmen S. Varela Cruz

Carmen Varela (SEAL)  
CARMEN VARELA A/K/A CARMEN S.  
VARELA-CRUZ

\_\_\_\_ (SEAL)

\_\_\_\_ (SEAL)

State of Illinois)

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## WARRANTY DEED (Individual to Trust)

ss.)

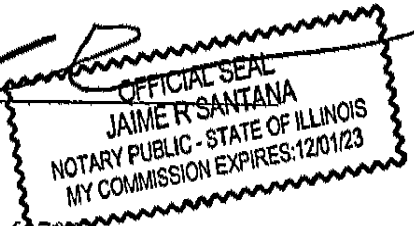
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EDWIN VARELA AND CARMEN S. VARELA-CRUZ, personally known to me to be the same persons \_\_\_\_\_ whose names \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that they signed, sealed and delivered the said instruments 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 21<sup>ST</sup> day of October 2021

Commission expires 12-17 2023

*[Handwritten Signature]*  
Notary Public



This instrument prepared by: Thomas J. Tartaglia 7819 W. Lawrence, Norridge, IL 60700

Thomas J. Tartaglia  
(Name)  
7819 W. Lawrence  
(Address)  
Norridge, IL 60706  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Varela Family Trust  
817 N. California Ave., Chicago, IL 60622

Mail To:

The Grantee(s), EDWIN VARELA AND CARMEN S. VARELA-CRUZ as Trustee(s) under the provisions of a trust dated the day of October, 2021, hereby acknowledges and accepts this conveyance into the said trust.

*[Handwritten Signature]*  
EDWIN VARELA

*[Handwritten Signature]*  
CARMEN S. VARELA-CRUZ

Exempt under provisions of Paragraph E  
Section 4, Real Estate Transfer Tax Act  
10/21/21  
Date [Signature]  
Buyer, Seller or Representative

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## 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: 10 | 21 | , 20 21

SIGNATURE: *Edwin Varela*  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

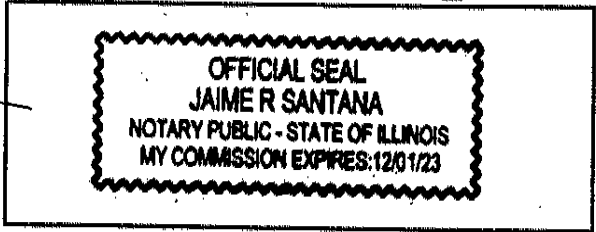
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Edwin Varela

On this date of: 10 | 21 | , 20 21

NOTARY SIGNATURE: *[Signature]*

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: \_\_\_\_\_ | \_\_\_\_\_ | , 20 \_\_\_\_\_

SIGNATURE: *Edwin Varela*  
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): Edwin Varela

On this date of: 10 | 21 | , 20 21

NOTARY SIGNATURE: *[Signature]*

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)**)