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2132122028

DEED IN TRUST ILLINOIS

Doc# 2132122028 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/17/2021 12:23 PM PG: 1 OF 5

THE GRANTOR, HERLINDA ESCARPITA, a widow of Chicago, and JUAN MANUEL FRAGOSO, a single man, of Chicago Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in hand Paid, Conveys and Quit Claims unto HERLINDA ESCARPITA TRUST DATED June 9, 2021, (hereafter referred to as the "Trust"), said trustee and their successors in trust being the party of the second part and being sometimes hereafter referred to as the "trustee", regardless of the number of trustees, the following described real estate, situated in Cook County, Illinois, to-wit:

See Attached Rider.

Permanent Real estate index number:

16-03-227-025-0000

Address: 4032 W. Potomac Ave.
Chicago, Illinois 60651



To Have and to Hold the said premises, together with all and singular the appurtenances and privileges thereunto belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said parties of the first part, either in law or equity, either in possession, or expectancy of, to the only proper use, benefit and behoove of the said party of the second part, and unto every successor or successors in trust under said Trust, FOREVER.


Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resub divide said property as often as desired; to contract to sell, to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authority vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal 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 premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other 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 said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		17-Nov-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-03-227-025-0000 20211101643930 2-085-338-256		

REAL ESTATE TRANSFER TAX		17-Nov-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
16-03-227-025-0000 20211101643930 0-286-801-040		

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

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Rider

Permanent Real estate index number:

16-03-227-025-0000

Address: 4032 W. Potomac Ave
Chicago, Illinois 60651

LOT 7 IN T.H. SCHULZE'S SUBDIVISION OF LOTS 32 TO 46 IN BLOCK 4 IN DEMAREST AND KAMMERLING'S GRAND AVENUE SUBDIVISION OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 3 TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. E and Cook County Ord par. _____

Date: 11/15/2021 Sign: 

Property of Cook County Clerk's Office

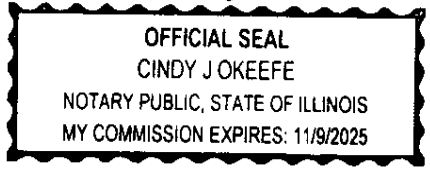
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STATEMENT BY GRANTOR AND GRANTEE

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 11/15/2021 Signature: *Allen O'Keefe*
Grantor or Agent

Subscribed and sworn to before me
by the said *Allen O'Keefe*
dated 11/15/2021

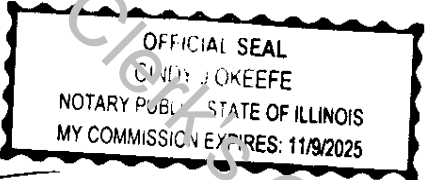


Notary Public *Cindy O'Keefe*

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.

Dated 11/15/2021 Signature: *Allen O'Keefe*
Grantee or Agent

Subscribed and sworn to before me
by the said *Allen O'Keefe*
dated 11/15/2021



Notary Public *Cindy O'Keefe*

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

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.