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First American Title Insurance Company

Doc#. 2203401111 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/03/2022 09:26 AM Pg: 1 of 3

Dec ID 20220201615030

QUIT CLAIM DEED IN TRUST Individual to Living Trust

THE GRANTOR(S) **Analida Galvan**, married to **Gustavo J. Galvan**, of the Village of Streamwood, County of Cook, State of Illinois 60107 for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to **Gustavo J. Galvan** and **Analida Galvan**, as Co-Trustees of the **Gustavo J. Galvan Revocable Trust** dated 1-13-, 2022, of 500 Walnut Drive, Streamwood, Illinois 60107, of the County of Cook, an undivided 50% interest in the following described Real Estate, and to **Analida Galvan** and **Gustavo J. Galvan**, as Co-Trustees of the **Analida Galvan Revocable Trust** dated 1-13-, 2022, of 500 Walnut Drive, Streamwood, Illinois 60107, of the County of Cook, an undivided 50% interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 73 IN FAIR OAKS UNIT NO. 4, A SUBDIVISION OF LOT "A" IN FAIR OAKS UNIT NO. 3, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 1960 AS DOCUMENT NO. 17,860,079 IN COOK COUNTY, ILLINOIS

Permanent Tax Identification Number: 06-22-205-033-0000

Property Address: 500 Walnut Drive, Streamwood, Illinois 60107

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for 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 to 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, street, 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 99 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 enquire 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 so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with 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 persons 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

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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.

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 in 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 Grantor(s) hereby waive(s) and release(s) 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 13 day of JAN, 20 22.

Analisa Galvan
Analida Galvan

Gustavo J. Galvan
Gustavo J. Galvan

STATE OF ILLINOIS, COUNTY OF DuPage ss.

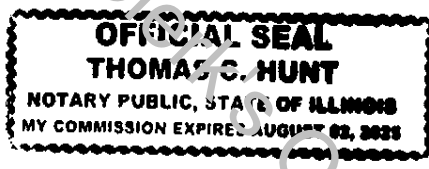
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Analisa Galvan, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 13 day of JAN, 20 22.

Commission expires 8-2 2021.

[Signature]
(Notary Public)

Prepared by:
Thomas C. Hunt
Hunt & Subach, Ltd.
1035 S. York Rd.
Bensenville, IL 60106

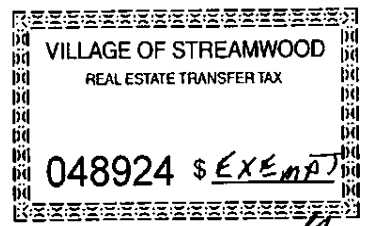


Mail To:
Thomas Casey Hunt
Hunt & Subach, Ltd.
1035 S. York Rd.
Bensenville, IL 60106

Exempt under provisions of Paragraph e, Section 4 of the Real Estate Transfer Tax Act.

1/13/2022
Buyer, Seller or Representative

Name and Address of Taxpayer:
Gustavo J. Galvan Revocable Trust
Analida Galvan Revocable Trust
500 Walnut Drive
Streamwood, IL 60107



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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 January 13, 2022

Signature: _____

Grantor or Agent

Subscribed and sworn to before me
By the said Thomas C. Hunt
This 13th day of January, 2022
Notary Public _____



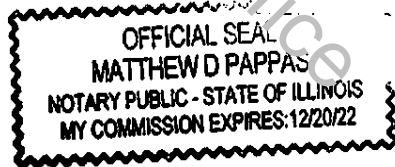
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date January 13, 2022

Signature: _____

Grantee or Agent

Subscribed and sworn to before me
By the said Thomas C. Hunt
This 13th day of January, 2022
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 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.)