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WARRANTY DEED IN TRUST



Doc# 2212219004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/02/2022 09:30 AM PG: 1 OF 4

THIS INDENTURE WITNESSETH, That the grantors JOSE A. DIAZ and ELIDA DIAZ, husband and wife, of the County of Cook and State of Illinois, whose address is 3517 West 84th Place, Chicago, Illinois, 60652, in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT unto JOSE A. DIAZ and ELIDA DIAZ, not personally but as Trustees under the provisions of a trust agreement known as the JOSE A. DIAZ AND ELIDA DIAZ REVOCABLE LIVING TRUST DATED DECEMBER 28, 2021, and any amendments thereto, or their successors in Trust, said beneficial interest of said husband and wife to the homestead property to be held not as Tenants in Common and not as Joint Tenants but as Tenants by the Entirety the following described Real Estate in the County of Cook and State of Illinois, to wit:

LOT 7 (EXCEPT THE EAST 5 FEET) AND THE EAST 10 FEET OF LOT 8 IN BLOCK 13 IN MITCHELL'S ADDITION TO CLARKDALE, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS


SUBJECT TO: current taxes, assessments, encumbrances, liens and covenants, conditions and restrictions of record



Permanent Tax Number: 19-35-412-072-0000

Address of Real Estate: 3517 West 84th Place, Chicago, Illinois 60652

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

** whose address is 3517 W. 84th Place, Chicago, IL 60652*

REAL ESTATE TRANSFER TAX		02-May-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		02-May-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

19-35-412-072-0000 | 20220301652347 | 0-435-328-912

19-35-412-072-0000 | 20220301652347 | 0-914-659-216

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

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Full power and authority is hereby granted to said trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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 authorities vested in said trustee, to donate, to dedicate, to mortgage, to pledge or otherwise to 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 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 premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease, or other instrument executed by said trustee 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 indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was 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 are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails, and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals:

this 28th day of December, 2021.

Jose A Diaz
JOSE A. DIAZ

Elida Diaz
ELIDA DIAZ

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The foregoing transfer of title/conveyance is hereby accepted by JOSE A. DIAZ and ELIDA DIAZ of 3517 West 84th Place, Chicago, Illinois 60652 as Trustees under the provisions of the JOSE A. DIAZ and ELIDA DIAZ REVOCABLE LIVING TRUST DATED DECEMBER 28, 2021.

Jose A Diaz
JOSE A. DIAZ, Trustee

Elida Diaz
ELIDA DIAZ, Trustee

State of Illinois
County of Cook

I, Jenny M. Cruz, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jose A. Diaz and Elida Diaz, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, in their capacities as Grantors and Trustees, 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 notarial seal, this 28th day of December, 2021.



Jenny M. Cruz (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH
4E, SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW
DATE: 12/28/2021

X Jose A Diaz
Signature of Buyer, Seller or Representative

Prepared By: Jenny Cruz Pedroza
Attorney at Law
3613 West 95th Street
Evergreen Park, Illinois 60805

Return to: Jenny Cruz Pedroza
Attorney at Law
3613 West 95th Street
Evergreen Park, Illinois 60805

Mail Tax Bill To: Jose A. Diaz
Elida Diaz
3517 W. 84th Place
Chicago, Illinois 60652

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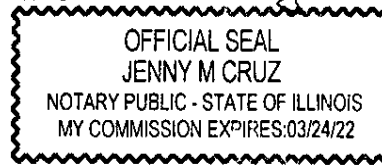
STATEMENT BY GRANTOR AND GRANTEE

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 December 28, 20 21

Signature: X Jose A Diaz
Grantor or Agent

Subscribed and sworn to before me
by the said Jose A. Diaz and Elida Diaz
this 28 day of December, 20 21
Notary Public Jenny M. Cruz

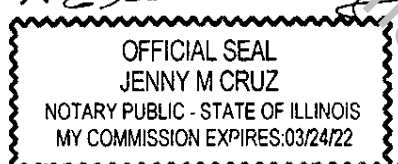


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 December 28, 20 21

Signature: X Jose A Diaz
Grantee or Agent

Subscribed and sworn to before me
By the said Jose A. Diaz and Elida Diaz
This 28 day of December, 20 21
Notary Public Jenny M. Cruz



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)