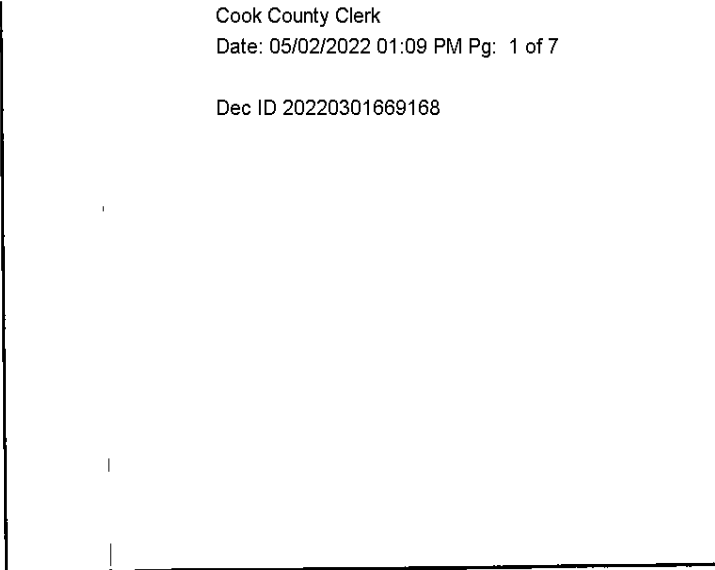


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Doc#: 2212239230 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/02/2022 01:09 PM Pg: 1 of 7
Dec ID 20220301669168

DEED IN TRUST



This Space for Recorder's Use Only

THE GRANTORS, REFUGIO J. ALARCON and MARIA ALARCON, husband and wife, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and QUIT CLAIM to the ALARCON LIVING TRUST dated March 31, 2022, and to all and every successor or successors in trust under the trust agreement, the following described real estate in Cook County, Illinois:

PARCEL 1: UNIT 1017A3 IN PETERSON COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN DANIEL ROMAN'S SUBDIVISION, BEING A SUBDIVISION OF THE EAST HALF (½) OF THE SOUTHWEST QUARTER (¼) OF SECTION TWO (2), TOWNSHIP FORTY (40) NORTH, RANGE TWELVE (12), EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25054915 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS:

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF THE STORAGE AREA AND PARKING SPACE 8, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID RECORDED AS DOCUMENT NUMBER 25054915 IN COOK COUNTY ILLINOIS.

Commonly known as: 1017 Peterson Avenue, Unit #A3, Park Ridge, IL 60068

Permanent Index Number: 12-02-300-117-1014

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SUBJECT TO: General real estate taxes; covenants, conditions, and restrictions of record, building lines and easements, if any.

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 present or in future, 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 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

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

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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.

The Grantor hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

The Grantor have signed this deed on March 31, 2022.

Refugio J. Alarcon

Refugio J. Alarcon as Grantor and accepted as Trustee of Grantee

Maria Alarcon

Maria Alarcon as Grantor and accepted as Trustee of Grantee

Exempt under provisions of Paragraph E
35 ILCS 200/31-45, Property Tax Code

Refugio J. Alarcon

Refugio J. Alarcon

March 31, 2022

Date

Maria Alarcon

Maria Alarcon

March 31, 2022

Date

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Refugio J. Alarcon, personally known to me to be the person whose names 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 31st day of March, 2022.

[Handwritten Signature]

(Notary Public)



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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Maria Alarcon, personally known to me to be the person whose names 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 31st day of March, 2022.



(Notary Public)



Name and address of Grantor and send future tax bills to:	This Deed was prepared by and after recording, return to:
Refugio J. Alarcon and Maria Alarcon 3856 N. Nora Avenue Chicago, IL 60634	Stephanie A. Donat Garces Law, LLC 575 N. 1st Bank Drive, Suite 240 Palatine, IL 60067

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of their 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.

DATE: March 31, 2022

Signature: Refugio J. Alarcon
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID REFUGIO J. ALARCON,
THIS 31ST DAY OF March, 2022.



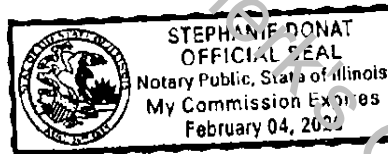
[Signature]
NOTARY PUBLIC

The grantee or her 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: March 31, 2022

Signature: Refugio J. Alarcon
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID REFUGIO J. ALARCON,
THIS 31ST DAY OF March, 2022.



[Signature]
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 a Class A misdemeanor for subsequent offenses.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of their 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.

DATE: March 31, 2022

Signature: Maria Alarcon
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID MARIA ALARCON,
THIS 31st DAY OF March, 2022.

[Signature]
NOTARY PUBLIC



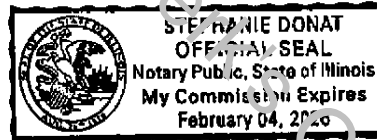
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: March 31, 2022

Signature: Maria Alarcon
Grantee or Agent

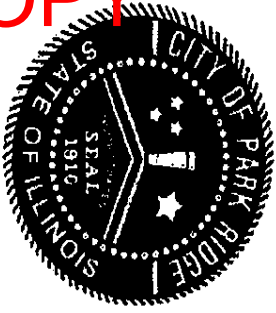
SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID MARIA ALARCON,
THIS 31st DAY OF March, 2022.

[Signature]
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 a Class A misdemeanor for subsequent offenses.

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CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler Pl, Park Ridge, Illinois 60068
P: (847) 318-5222 | transferstamp@parkridge.us | www.parkridge.us

Certificate # 22-000389

Pin(s)
12-02-300-117-1014

Address
1017 PETERSON AVE UNIT A3

*This certificate acts as a receipt that the above-mentioned party
has complied with City of Park Ridge Ordinance 2020-44*

Property Transfer Tax
\$25.00

Date
04/22/2022

X 

Joseph C. Gilmore
City Manager

Property of Cook County, Illinois