

# UNOFFICIAL COPY



Doc# 2220922005 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/28/2022 09:53 AM PG: 1 OF 3

## WARRANTY DEED IN TRUST Living Trust

CTT  
A00125084FLD  
(Call)

THE GRANTORS, LEO LOPEZ and JACINTA LOPEZ, husband and wife of 1755 W. Newport, City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the LEO LOPEZ REVOCABLE TRUST DATED JUNE 2, 2022, LEO LOPEZ, TRUSTEE of 1755 W. Newport, City of Chicago, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 31 IN BLOCK 3 IN GROSS NORTH ADDITION TO CHICAGO, EXCEPT THAT PART THEREOF CONVEYED TO CLARENCE BUCKINGHAM FOR THE USE OF THE NORTHWESTERN ELEVATED RAILROAD COMPANY, SAID ADDITION BEING A SUBDIVISION OF THE SOUTHWESTERLY ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 14-19-414-002-0000

Address of Real Estate: 1755 W. Newport Avenue, Chicago, IL 60677

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:

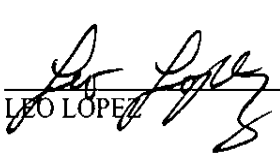
1. The Trustee (or Trustees, as the case may be) is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor 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 199 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 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.
4. In the event of the inability, refusal of LEO LOPEZ, the Trustee herein named, to act, or upon his removal from the LEO LOPEZ REVOCABLE TRUST DATED JUNE 2, 2022, then the Successor Trustee named in the Trust is appointed as Successor Trustee

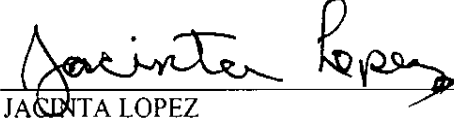
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herein with like powers and authority as is vested in the Trustee named herein. All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

The Grantors hereby waive and release any and all rights and benefits 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 2<sup>nd</sup> day of June, 2022

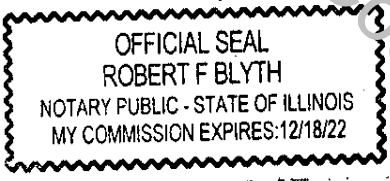
  
LEO LOPEZ

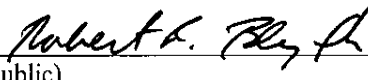
  
JACINTA LOPEZ

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, LEO LOPEZ and JACINTA LOPEZ, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, 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 official seal, this 2<sup>nd</sup> day of June, 2022



  
(Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e), 35 ILCS 210/31-45, of the IL REAL ESTATE TRANSFER TAX LAW

DATE: June 2, 2022

  
Signature of Buyer, Seller or Representative

PIN: 14-19-414-002-0000  
Address of Real Estate: 1755 W. Newport Avenue, Chicago, IL 60657

**Prepared by and Mail To:**

Robert F. Blyth  
Law Office of Robert F. Blyth  
3800 N. Central Ave.  
Chicago, IL 60634

REAL ESTATE TRANSFER TAX	27-Jul-2022
CHICAGO	0.00
CITY	0.00
<b>TOTAL:</b>	<b>0.00 *</b>

14-19-414-002-0000 | 20220601662649 | 0-092-901-072  
\* Total does not include any applicable penalty or interest due.

**Name and Address of Taxpayer:**

Leo Lopez  
1755 W. Newport  
Chicago, IL 60657

REAL ESTATE TRANSFER TAX	27-Jul-2022
COUNTY:	0.00
ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

14-19-414-002-0000 | 20220601662649 | 0-092-658-768

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## STATEMENT BY GRANTOR AND GRANTEE

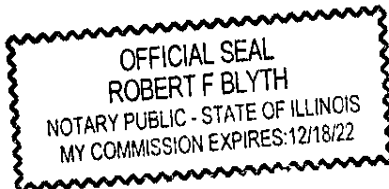
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: June 2, 2022

Signature: *Robert F. Blyth*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 2<sup>nd</sup> DAY OF June  
20 22

*Robert F. Blyth*  
Notary Public



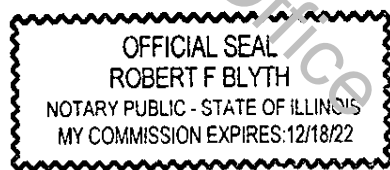
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: June 2, 2022

Signature: *Robert F. Blyth*  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS 2<sup>nd</sup> DAY OF June  
20 22

*Robert F. Blyth*  
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.