

UNOFFICIAL COPY



Chicago Title Insurance Company

QUIT CLAIM DEED IN TRUST

Doc#: 2225706236 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/14/2022 09:51 AM Pg: 1 of 4

Dec ID 20220801615713

THIS INDENTURE WITNESSETH, That the grantor, Ida Lucia Aguilar, a single person, of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT/CLAIMS unto Ida Lucia Aguilar, as Trustee of the Ida Lucia Aguilar Revocable Living Trust dated August 7, 2022 the following described Real Estate in the County of Cook and State of Illinois, to wit:

LOT 26 IN CENTRAL ROAD ACRES 2ND ADDITION BEING A SUBDIVISION OF THE WEST 1/2 (EXCEPT THE EAST 333 FEET THEREOF) OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 24, 1947 AS DOCUMENT NUMBER 14107922 IN COOK COUNTY, ILLINOIS.

Property not located in the corporate limits of the City of Des Plaines. Deed or instrument not subject to transfer tax.

Karen A. Yarbrough 9-13-22
City of Des Plaines

SUBJECT TO:

PERMANENT TAX NUMBER: 09-10-105-011-0000

Address(es) of Real Estate: 9524 W. Oak Place, Des Plaines, Illinois 60016 **UNINCORPORATED DESPLAINES**

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.

UNOFFICIAL COPY

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 resubdivide 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, 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 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, 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 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 thereon as aforesaid.

In Witness Whereof, the grantor aforesaid has hereunto set his / her hand and seal this August 7, 2022.



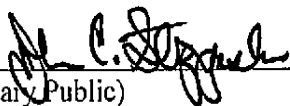
 IDA LUCIA AGUILAR

UNOFFICIAL COPY

State of Illinois County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ida Lucia Aguilar personally known to me to be the same person(s) whose name(s) is / are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he / she signed, sealed and delivered the said instrument as his / her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this August 7, 2022.


(Notary Public)



EXEMPT UNDER PROVISIONS OF PARAGRAPH
E, SECTION 31 - 45,
REAL ESTATE TRANSFER TAX LAW

DATE: August 7, 2022


Signature of Buyer, Seller or Representative

Prepared By: John Strzynski
Attorney at Law
180 N. LaSalle Street, Suite 3700
Chicago, Illinois 60601

Mail To:

Ida Lucia Aguilar
9524 West Oak Place
Des Plaines, Illinois 60016

Name & Address of Taxpayer:

Ida Lucia Aguilar
9524 West Oak Place
Des Plaines, Illinois 60016

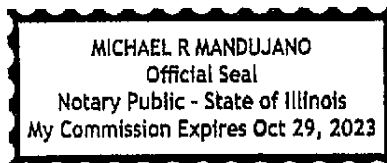
UNOFFICIAL COPY

STATEMENT OF GRANTOR/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 8/18/22 Signature: J. P. W.
Grantor or Agent

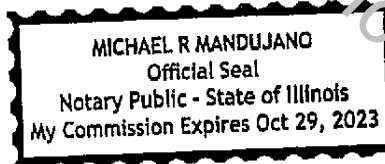
Subscribed and sworn to before me by the said _____
this 18 day of AUG.
2022
Notary Public [Signature]



The grantee 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 8/18/22 Signature: J. P. W.
Grantee or Agent

Subscribed and sworn to before me by the said _____
this 18 day of AUG.
2022
Notary Public [Signature]



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