

# UNOFFICIAL COPY

**This Document Prepared By:**

**SHARANYA GURURAJAN**

*Attorney at Law*

**SG LAW**

1901 N Roselle Road, Suite 800

Schaumburg, Illinois 60195

224-595-9832

Doc#. 2229010157 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 10/17/2022 11:58 AM Pg: 1 of 5

Dec ID 20221001666291

**After Recording, Return and**

**Mail Tax Statements To:**

Zacarias Baccay and Marylou Baccay, as co-Trustees

1424 Essex Drive

Hoffman Estates, IL 60192

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## WARRANTY DEED

The Grantors,

**ZACARIAS BACCAY and MARY LOU BACCAY, husband and wife,**

Whose mailing address is 1424 Essex Drive, Hoffman Estates, IL 60192;

FOR GOOD AND VALUABLE CONSIDERATION, in hand paid, convey and warrant to:

**ZACARIAS BACCAY and MARYLOU BACCAY, as co-Trustees of THE BACCAY LIVING TRUST, U/A dated September 1, 2022, the GRANTEE, the beneficial interest of said trust being held by ZACARIAS BACCAY and MARYLOU BACCAY, who are the primary beneficiaries of said Trust, as tenancy by the entirety;**

Whose mailing address is 1424 Essex Drive, Hoffman Estates, IL 60192;

And to Grantee's successors and assigns, all of the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Permanent Index Number: 06-08-411-003

Site Address: 1424 Essex Drive, Hoffman Estates, IL.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; however, SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record; to have and to hold said premises forever. The beneficial interest in said homestead real estate is specifically intended to be held as Tenants by the Entirety between **ZACARIAS BACCAY and MARYLOU BACCAY, husband and wife, under 765 ILCS 1005/1c, as amended, under the above-mentioned Trust Agreement, and said Trust Agreement so states the same.**

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 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

# UNOFFICIAL COPY

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 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 or their predecessor in trust.

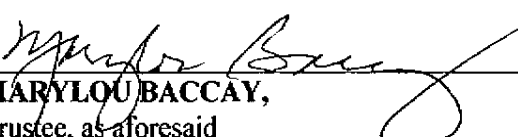
IN WITNESS WHEREOF, the Grantors, as aforesaid, hereunto sets their hands and seals this 1<sup>st</sup> day of September, 2022.

  
ZACARIAS BACCAY

  
MARY LOU BACCAY

The foregoing transfer of title/conveyance is hereby accepted by ZACARIAS BACCAY and MARYLOU BACCAY, of 1424 Essex Drive, Hoffman Estates, IL 60192, as co-Trustees under the provisions of THE BACCAY LIVING TRUST.

  
ZACARIAS BACCAY,  
Trustee, as aforesaid

  
MARYLOU BACCAY,  
Trustee, as aforesaid

# UNOFFICIAL COPY

STATE OF ILLINOIS

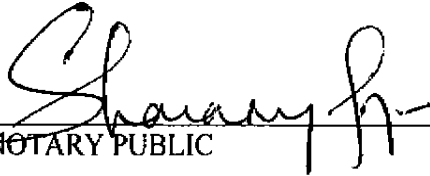
)

) ss.

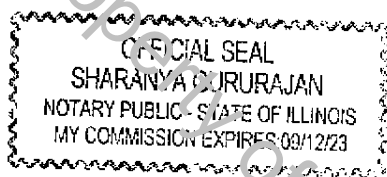
COUNTY OF COOK

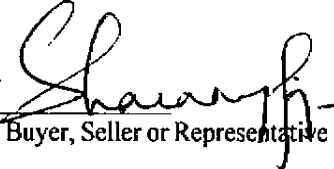
)

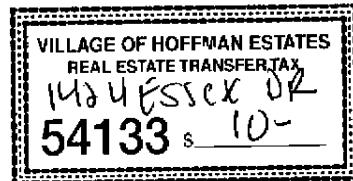
The foregoing instrument was acknowledged before me on this September 1, 2022, by ZACARIAS BACCAY and MARY LOU BACCAY.

  
 NOTARY PUBLIC

My commission expires: 9/11/23



|   |   |
|---|---|
| "Exempt under Paragraph (e), Section 31-45;<br>Illinois Real Estate Transfer Tax Act" |   |
| 9/17/22   |  |
| Date  | Buyer, Seller or Representative   |



# UNOFFICIAL COPY

## EXHIBIT A

Lot 354 in Hunters Ridge - Unit 4, Phase I, being a subdivision of part of the Southeast quarter and part of the Northeast quarter of Section 8, Township 41 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded August 15, 2003 as document 03-22718072, in Cook County, Illinois.

and more commonly known as 1424 Essex Drive, Hoffman Estates, IL 60192.

TAX PARCEL NUMBER: 06-08-411-003


Property of Cook County Clerk's Office

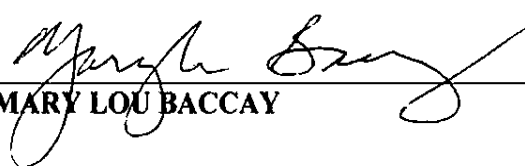
# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

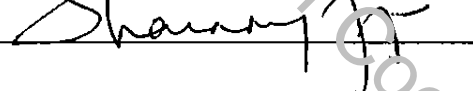
The GRANTORS (or the agent for the GRANTORS) affirm that, to the best of the knowledge of the undersigned, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business 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.

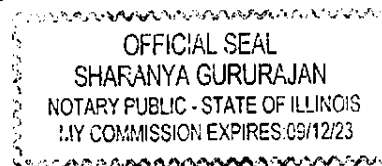
Dated this 1st day of September, 2022.

  
ZACARIAS BACCAY

  
MARY LOU BACCAY


Subscribed and sworn to before me by the said Zacarias Baccay and Mary Lou Baccay, this 1st day of September, 2022.

Notary Public: 



The GRANTEE (or the agent for the GRANTEE) affirms that, to the best of the knowledge of the undersigned, 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.

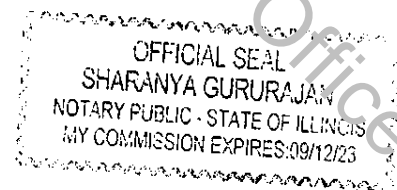
Dated this 1st day of September, 2022.

  
ZACARIAS BACCAY

  
MARYLOU BACCAY

Subscribed and sworn to before me by the said Zacarias Baccay and Marylou Baccay, this 1st day of September, 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)