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2232625024

DEED IN TRUST

Doc# 2232625024 Fee \$88.00

PREPARED BY AND MAIL TO:

Suellen Kelley-Bergerson
Attorney at Law
3502 W. 95th St.
Evergreen Park, IL 60805
773-429-1800

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/22/2022 12:54 PM PG: 1 OF 4

MAIL TAX BILL TO:

Salvador Guerrero & Celia Guerrero, trustees
14923 Lawndale Ave.
Midlothian, IL 60445

THIS INDENTURE WITNESSETH, that the Grantors, SALVADOR GUERRERO and CELIA GUERRERO, husband and wife, of 14923 Lawndale Ave., Midlothian, IL 60445, the County of Cook and State of Illinois for and in consideration of Ten Dollars, and other good and valuable consideration in hand paid, Conveys and Warrants an undivided 50% interest unto SALVADOR GUERRERO as Trustee of the SALVADOR GUERRERO Trust under trust agreement dated the 19th day of September, 2022 and an undivided 50% interest to CELIA GUERRERO as Trustee of the CELIA GUERRERO Trust under trust agreement dated the 19th of September, 2022, husband and wife, **as tenants by the entirety**, the following described real estate in the County of Cook and State of Illinois, (hereinafter "Premises") to-wit:

LEGAL DESCRIPTION: See Exhibit "A" attached hereto and made a part hereof.

P.I.N.: 28-11-318-004-0000

COMMONLY KNOWN AS: 14923 Lawndale Ave., Midlothian, IL 60445

Subject to: General Real Estate Taxes for 2021 and subsequent years, building lines, easements, covenants, conditions and restrictions of record.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein set forth:

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 of part thereof and to re-subdivide said Premises as often as desired, to contract to sell, to sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said Premises, or any part thereof, from time to time, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time not exceeding 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 partition or to exchange said Premises, 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 said Premises and to deal with said Premises and every part thereof in all other ways and for such other considerations as it would be

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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, to whom said Premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said Premises, 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 privileged or obliged to inquire into any of the terms of said trust agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the Premises; the intention hereof being to vest in the said SALVADOR GUERRERO AS TRUSTEE AND CELIA GUERRERO AS TRUSTEE the entire legal and equitable title in fee, as tenants by the entirety, in and to all the Premises above described.

And the said Grantor hereby expressly waives and releases any and all right or benefit 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.

In Witness Whereof, the Grantors aforesaid have hereunto set their hands this 19 day of September, 2022.

Salvador Guerrero
SALVADOR GUERRERO, as Trustee

Celia Guerrero
CELIA GUERRERO, as Trustee

THIS DEED IS EXEMPT BY THE PROVISIONS OF PARAGRAPH 4(e) OF THE REAL ESTATE TRANSFER TAX ACT.

Salvador Guerrero
SALVADOR GUERRERO

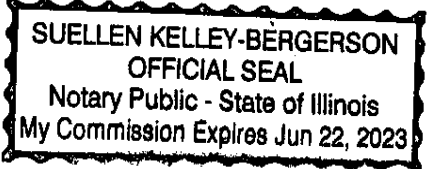
Celia Guerrero
CELIA GUERRERO

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

The undersigned, a notary public in and for said County and State, DO HEREBY CERTIFY that SALVADOR GUERRERO and CELIA GUERRERO, husband and wife, individually and as trustees are 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 acknowledge that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 19 day of September, 2022.

Suellen Kelley-Bergerson
NOTARY PUBLIC



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EXHIBIT "A"

P.I.N.: 28-11-318-004-0000

COMMONLY KNOWN AS: 14923 Lawndale Ave., Midlothian, IL 60445

LEGAL DESCRIPTION:

THE WEST 132 FEET OF LOT 39 IN ROBERTSON'S THIRD ADDITION TO MIDLOTHIAN, A SUBDIVISION OF THE EAST 1353 FEET OF THE SOUTH ½ OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



**VILLAGE OF
MIDLOTHIAN**
Real Estate Payment Stamp
6040

REAL ESTATE TRANSFER TAX

22-Nov-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

28-11-318-004-0000

20221001669520 | 1-478-141-264

Property of Cook County Clerk's Office

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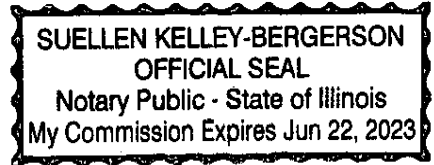
STATEMENT BY GRANTOR AND GRANTEE

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.

September 19, 2022 Signature: Celso Guerrero
Grantor or Agent

Subscribed and Sworn to before me by the said
Suellen Kelley-Bergerson
this 19 day of Sept, 2022

Suellen Kelley-Bergerson
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 and hold title to real estate under the laws of the State of Illinois.

September 19, 2022 Signature: Salvador Guerrero
Grantee or Agent

Subscribed and Sworn to before me by the said
Suellen Kelley-Bergerson
this 19 day of Sept, 2022

Suellen Kelley-Bergerson
NOTARY PUBLIC



NOTE: Any person who knowingly submits as 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.

(Attached 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.)