### **UNOFFICIAL COPY**

# Deed in Trust ILLINOIS STATUTORY

### MAIL TO:

THE CASE 0689 TRUST 5211 S. Mobile Avenue Chicago, Illinois 60638

# NAME & ADDPLESS OF TAX PAYER:

THE CASE 0689 TRUS I 5211 S. Mobile Avenue Chicago, Illinois 60638



\*4439212017D#

0oc# 2233515017 Fee \$88.00

₹HSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

JOOK COUNTY CLERK

JATE: 12/01/2022 01:37 PM PG: 1 OF 4

### THE GRANTOR (S)

Juan Vengas, of Cook County, of the State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration (s) in hand paid, CONVEY AND QUIT CLAIM to Juan Venegas and Consuelo Yadira Moreno Flores, as CC-Trustees of "THE CASE 0689 TRUST" dated November 14th, 2022, under Trust Number 2022DK0689, and any amendments thereto, all right, title, and interest in and the to the following described real estate situated in Cook County in the State of Illinois, to wit:

### (LEGAL DESCRIPTION) SEE ATTACHED EXHIBIT A

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; to have and to hold the said premises with the appurtenances on the busts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustee, who shall have authority to make deeds; leases; lease of coal, oil, gas, under, and other minerals; easements; and other conveyances of said property without further shawing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or privileged to inquire into any terms of said trust agreement; and every 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his her, or their predecessor in trust.

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EXEMPT UNDER PROVISIONS OF SECTION 31-45 (e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e)

Permanent Index Number(s): 19-08-310-003-0000 and 19-08-310-004-0000

Property Address: 5211 S. Mobile Avenue, Chicago, Illinois 60638

U(SEAL)

Dated this 14th day of November 2022.

luan Venegas

STATE OF ILLINOIS

**COUNTY OF COOK** 

REAL ESTATE TRANSFER TAX

 ER TAX
 01-Dec-2022

 CHICAGO:
 0.00

 CTA:
 0.00

 TOTAL:
 0.00 \*

19-08-310-003-0000 | 20221201603011 | 1-892-439-376

ு does not include any applicable penalty or interest due.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Juan Venegas**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED AND SWORN TO

Before me this 14th day of November 2022.

Notary Public

If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:

David Koch

Koch & Associates, P.C 5947 West 35th Street Cicero, IL 60804 **EXEMPT UNDER PROVISIONS OF PARAGRAPH** 

E SECTION 4,

REAL ESTATE TRANSFER ACT.

OFFICIAL SEAL
JESICA ZAMARRON
NOTARY (UBLIC - STATE OF ILLINOIS
MY COMMISSION) EXPIRES:10/15/23

DATE: //-/9-6.

Signature of Buyer, Seller, or Representative

• This conveyance must contain the name and address of the Grantee for tax billing purposes: (55ILCS5/3-5020) and name and address of the person preparing the instrument: (55 ILCS5/3-5022).

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# **UNOFFICIAL COPY**

#### **EXHIBIT A**

ADDRESS OF REAL ESTATE: 5211 S. Mobile Avenue, Chicago, Illinois 60638

PERMANENT REAL ESTATE IDENTIFICATION NUMBER: 19-08-310-003-0000 and 19-08-310-004-0000

COUNTY: Cook

#### LEGAL DESCRIPTION:

LOTS 43 AND 44 IN BLOCK 9 IN BARTLETTS HIGHLANDS, BEING A SUBDIVISION OF THE SOUTH WEST QUARTER (FXCEPT THE EAST HALF OF THE EAST HALF THEREOF) OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

### **Trustee Acceptance**

Pursuant to 760 ILCS/6.5 (a) We, **Juan Venegas and Consuelo Yadira Moreno Flores**, accept this transfer of 5211 S. Mobile Avenue, Chicago, Illinois 60638 with legal description set forth above into my revocable living trust known as **THE CASE 0689 TRUST**.

STATE OF ILLINOIS )
) SS.
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Juan Venegas and Consuelo Yadira Moreno Flores**, 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 instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED AND SWORN TO Before me this 14<sup>th</sup> day of November 2022.

Notaky Public

OFFICIAL SEAL
JESICA ZAMARRON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/15/23

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## **UNOFFICIAL COPY**

### GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### **GRANTOR SECTION**

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois puthorized to do husinous or osquire and hold title to real solute in Illinois

corporation or toreign corporation authorized to do business or ac	quire and noid title to real estate in Illinois, a
partnership authorized to do business or acquire and hold title to r	eal estate in Illinois, or another entity recognized
as a person and authorized to do business or acquire and hold titl	e to real estate under the laws of the State of Illinois.
DATED: // /4  , 2022	SIGNATURE: MMW MMMM
<b>'</b> O <sub>4</sub>	GRANTOR or AGENT
GRANTOR NOTARY SEC 11C N: The below section is to be completed by t	he NOTARY who witnesses the GRANTOR signature.
Subscribed and swom to before me, Name of Notary Public:	Jesica Zamarron
By the said (Name of Grantor): Livan Vineas	AFFIX NOTARY STAMP BELOW
On this date of:	OFFICIAL SEAL JESICA ZAMARRON
NOTARY SIGNATURE: War for a carry	NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:10/15/23
GRANTEE SECTION	
The <b>GRANTEE</b> or her/his agent affirms and verifies that the nan	of the <b>GRANTEE</b> shown on the deed or assignment
of beneficial interest (ABI) in a land trust is either a natural person	n, at thin is corporation or foreign corporation
authorized to do business or acquire and hold title to real estate in	n Illinois a partnership authorized to do business or
acquire and hold title to real estate in Illinois or other entity recogn	nized as a person and authorized to do business or
acquire and hold title to real estate under the laws of the State of	Illinois.
DATED: 11 14 . 2022	SIGNATURE: Jal. G. H. G. AGENT
GRANTEE NOTARY SECTION: The below section is to be completed by	the NOTARY who witnesses the GFA ITEE signature.
Subscribed and sworn to before me, Name of Notary Public:	Jesica Zamarron
By the said (Name of Grantee): Ongulu Y Morce	4 F AFFIX NOTARY STAMP SELOW
On this date of: 14,2022  NOTARY SIGNATURE: Wea maccin	OFFICIAL SEAL JESICA ZAMARRON NOTARY PUBLIC - STATE OF ILLINOIS
<i>S U</i>	MY COMMISSION EXPIRES:10/15/23
CRIMINAL LIA	ABILITY NOTICE
Durant & Carling FE II (D) FIG F000(E)(0)	

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)

rev. on 10.17,2016