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First American Title Insurance Company
QUIT CLAIM DEED IN TRUST
Individual

Doc#: 2233619376 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/02/2022 03:56 PM Pg: 1 of 5

Dec ID 20220801617472

THE GRANTOR(S), ANA GALVAN, a widow and not since remarried, of the Village of Westchester, County of Cook, State of IL, and JOSE NOEL BOTELLO, a single person, heir at law of JOSE L. BOTELLO, deceased, of the Village of Westchester, County of Cook, State of IL, and AARON BOTELLO, a single person, heir at law of JOSE L. BOTELLO, deceased, of the Village of Westchester, County of Cook, State of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) as follows: to ANA D. GALVAN as Trustee of the ANA D. GALVAN DECLARATION OF TRUST dated 8/15/2022, of 1857 Portsmouth Ave., Westchester, IL 60154, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook, in the State of IL, to wit:

See attached Legal Description

Permanent Real Estate Index Number(s): 15-21-312-012-0000
Address(es) of Real Estate: 1857 Portsmouth Ave., Westchester, IL 60154

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois 10-14-22

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.

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee 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.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit 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 28 day of September, 20 22.

Ana Galvan
ANA GALVAN

STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, ANA GALVAN, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 28th day of September, 20 22.

Commission expires 9/15, 20 24.

Donna Craft Cain
(Notary Public)



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Jose N. Botello
JOSE NOEL BOTELLO, heir at law of JOSE L. BOTELLO, deceased

Aaron Botello
AARON BOTELLO, heir at law of JOSE L. BOTELLO, deceased

STATE OF ILLINOIS, COUNTY OF COOK DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, JOSE NOEL BOTELLO and AARON BOTELLO, personally known to me to be the same person(s) whose name(s) 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 28th day of September, 20 22.

Commission expires 9/15, 20 24.



Donna Craft Cain (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

DATE: 9/28/22

Donna Craft Cain
Signature of Buyer, Seller or Representative

Prepared by:
Donna Craft Cain, P.C.
3 E. Park Boulevard
Villa Park, IL 60181

Mail to:
Donna Craft Cain, P.C.
3 E. Park Boulevard
Villa Park, IL 60181

Name and Address of Taxpayer:
ANA D. GALVAN
1857 Portsmouth Ave.
Westchester, IL 60154

Quit Claim Deed in Trust -- Individual

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STREET ADDRESS: 1857 PORTSMOUTH AVE
CITY: WESTCHESTER **COUNTY:** COOK
TAX NUMBER: 15-21-312-012-0000

LEGAL DESCRIPTION:

LOT 77 IN GEORGE F. NIXON AND CO'S FAIRVIEW ADDITION TO WESTCHESTER, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 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 another 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: 9 | 28 | 20 22

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

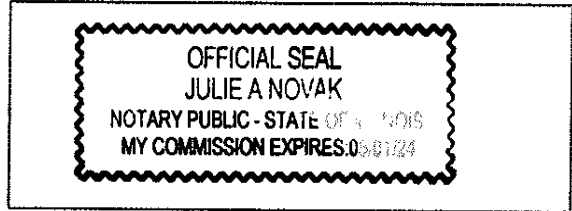
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Am Galvan, Jose Noel

On this date of: 9 | 28 | 20 22 Botello, Jose

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that 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 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: 9 | 28 | 20 22

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

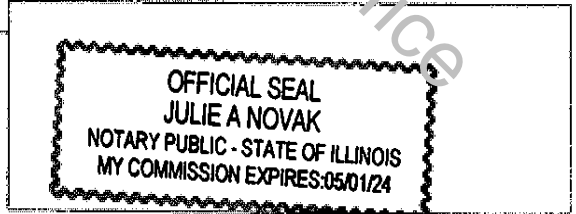
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Am Galvan, AS Trustee

On this date of: 9 | 28 | 20 22 Am Galvan, AS Trustee

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

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 **SECTION 4** of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)