

# UNOFFICIAL COPY

Doc#: 2300346150 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/03/2023 02:00 PM Pg: 1 of 4

Dec ID 20221201623475  
ST/CO Stamp 1-903-426-896  
City Stamp 1-740-243-792

CAMBRIDGE TITLE COMPANY  
3100 Dundee Road, Suite 406  
Northbrook, IL 60062

228879

[The Above Space For Recorder's Use Only]

## QUIT CLAIM DEED IN TRUST

THE GRANTOR, **ROBERT A. HERNANDEZ**, a married man of POWELL, OHIO, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and all other good and valuable consideration in hand paid,

CONVEY(s) and QUIT CLAIM(s) to

**ROBERT A. HERNANDEZ AND AMY JO A. HERNANEZ, AS CO TRUSTEES OF  
THE HERNANDEZ FAMILY TRUST DATED NOVEMBER 18, 2022  
5244 W WOLFRAM ST, CHICAGO, IL 60641**

the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO.

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Real Estate Index Number(s): **13-28-129-019-0000**

Address(es) of Real Estate: **5244 W WOLFRAM ST, CHICAGO, IL 60641**

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.

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 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 consideration as it would be lawful for any person owing the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 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 predecessors in trust.



The interest of each and every beneficiary hereunder and all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other dispositions 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 thereof as aforesaid.


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.

Dated this 15 day of December, 2022



ROBERT A. HERNANDEZ

REAL ESTATE TRANSFER TAX		29-Dec-2022	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
13-28-129-019-0000		20221201623475   1-903-426-896	

REAL ESTATE TRANSFER TAX		29-Dec-2022	
	CHICAGO:		0.00
	CTA:		0.00
	TOTAL:		0.00 *
13-28-129-019-0000		20221201623475   1-740-243-792	
* Total does not include any applicable penalty or interest due.			

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State of Ohio, County of Delaware ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

ROBERT A. HERNANDEZ, a married man

personally known to me to be the same person whose name 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15 day of December, 2022

[Signature]  
Notary Public



Justin Matthew Cervone  
Notary Public, State of Ohio  
My Comm. Expires Apr. 10, 2027

My Commission Expires Apr. 10 2027

This instrument was prepared by: BERNARD J. MICHNA: 3100 DUNDEE RD, SUITE 406, NORTHBROOK, IL 60062

Send Subsequent Tax Bills to: ROBERT AND AMY HERNANDEZ: 5833 STRATFORD AVE, POWELL, OH 43065

MAIL TO: ROBERT AND AMY HERNANDEZ, TRUSTEES, 5833 STRATFORD AVE, POWELL, OH 43065

### LEGAL DESCRIPTION

LOT ELEVEN (11) IN SUBDIVISION NUMBER TWENTY-TWO (22) THE HILBERT FULLERTON AVENUE HIGHLANDS SUBDIVISION NUMBERS 21 TO 29 BOTH INCLUSIVE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER (1/4) OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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## STATEMENT BY GRANTOR AND GRANTEE

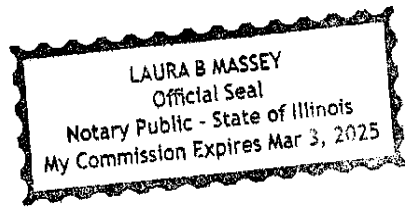
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 12/15, 20 22

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me this 15  
day of December, 20 22.

Laura B Mangaf  
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.

Dated: 12/15, 20 22

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me this 15  
day of December, 20 22.

Laura B Mangaf  
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.