

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS)

Doc#: 2304106219 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/10/2023 04:08 PM Pg: 1 of 4

Dec ID 20230201651284

The Grantors,
Ricky R. Benavidez
And Johnnie P. Benavidez,
Husband and Wife,

of the City of Des Plaines,
County of Cook,

and State of Illinois in
consideration of the sum
of Ten Dollars

(\$10.00), and other good
and valuable consideration,

the receipt of which is hereby acknowledged, hereby conveys and quit claims to the
Benavidez Family Trust Agreement dated December 6, 2022, the following
described real estate:

PARCEL 1: UNIT 303 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN
THE COMMON ELEMENTS IN PERRY LANE CONDOMINIUM AS DELINEATED AND
DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 85246713, AS
AMENDED, IN THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 41 NORTH, RANGE
12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE
NO. 4 AND OUTSIDE PARKING SPACE NUMBER 23, A LIMITED COMMON ELEMENT,
AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND
SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 1389 Perry Street, Unit 303, Des Plaines, IL 60016

Permanent Index Number: 09-17-408-031-1009

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trust 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

Exempt deed or instrument
eligible for recordation
without payment of tax.

12-15-22
Maria Benavidez
City of Des Plaines

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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 inquire 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 instrument 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.

4. In the event of the inability or refusal of the Trustee herein named, to act, or upon the Trustee's removal the then acting successor trustee of the **Benavidez Family Trust Agreement** is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

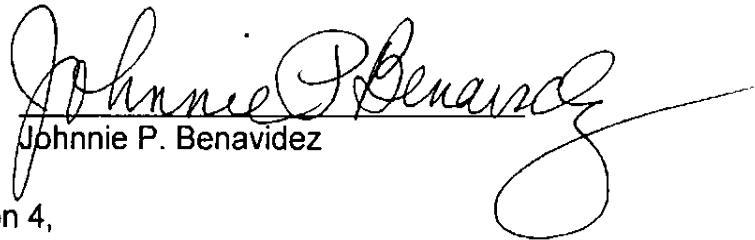
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

The Grantor hereby waives and releases any and all rights 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 6 day of December 2022




Ricky R. Benavidez



Johnnie P. Benavidez

Exempt under provision of Paragraph e Section 4,
Real Estate Transfer Act.

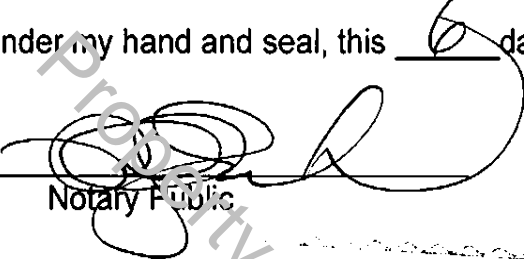
Date: 12/6/2022

Signature: 

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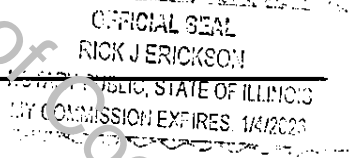
State of Illinois, County of Cook: I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Ricky R. Benavidez and Johnnie P. Benavidez, husband and wife** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he/she/they signed, sealed and delivered the said instrument as he/she/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 seal, this 6 day of Dec, 2022



Notary Public

My Commission expires: _____



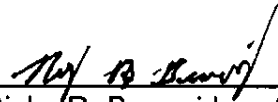
This instrument was prepared by: Law Office of Rick J. Erickson, Ltd., 716 Lee Street, Des Plaines, IL 60016

Send subsequent tax bills to: Ricky R. Benavidez and Johnnie P. Benavidez
1389 Perry Street, Unit 303
Des Plaines, IL 60016

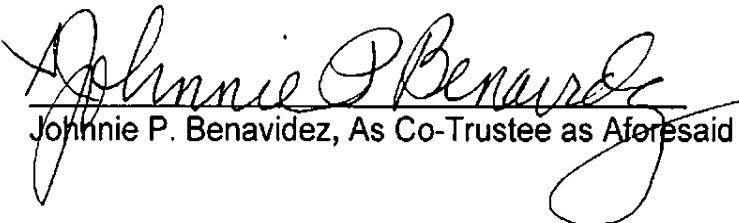
Upon recording mail to: Ricky R. Benavidez and Johnnie P. Benavidez
1389 Perry Street, Unit 303
Des Plaines, IL 60016

TRUSTEE ACCEPTANCE

The Grantees, **Ricky R. Benavidez and Johnnie P. Benavidez**, Trustees, or Successor Trustee(s) of the **Benavidez Family Trust Agreement** Dated December 6, 2022, hereby acknowledges and accepts this conveyance into the said trust.



Ricky R. Benavidez, As Co-Trustee as Aforesaid



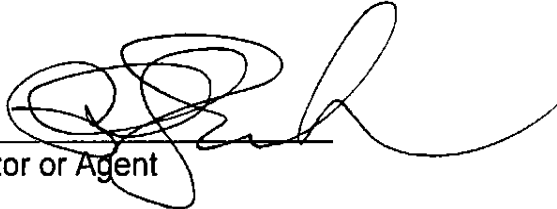
Johnnie P. Benavidez, As Co-Trustee as Aforesaid

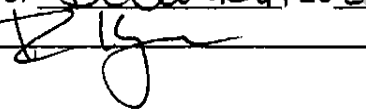
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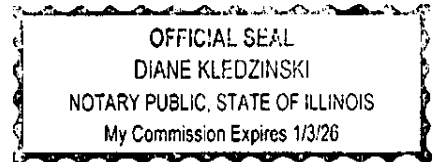
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his/her/their 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.

Dated: December 6, 2022

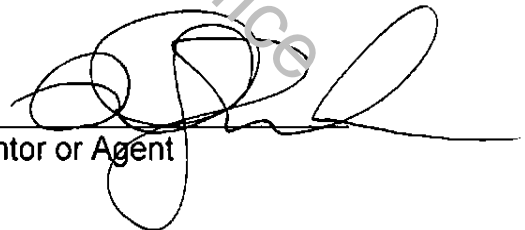
Signature: 
Grantor or Agent

Subscribed and sworn to before me
by the said Rick J. Erickson
this 6th day of December, 2022
Notary Public 



The Grantee or his Agent affirms that, to the best of his/her/their 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.

Dated: December 6, 2022

Signature: 
Grantor or Agent

Subscribed and sworn to before me
by the said Rick J. Erickson
this 6th day of December, 2022
Notary Public 