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DEED IN TRUST

Doc# 2308015001 Fee \$88.00

PREPARED BY AND MAIL TO:
S. KELLEY-BERGERSON, ESQ.
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: 03/21/2023 09:27 AM PG: 1 OF 4

MAIL TAX BILL TO:
Maria De Jesus Hernandez, Trustee
516 W. 26th St.
Chicago, IL 60616

THIS INDENTURE WITNESSETH, that the Grantor, MARIA DE JESUS HERNANDEZ, a widow, of 516 W. 26th St., Chicago, IL 60616, 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 all interest in FEE SIMPLE unto MARIA DE JESUS HERNANDEZ as Trustee of the MARIA DE JESUS HERNANDEZ Trust under trust agreement dated the 10th day of January, 2023, the following described real estate in the County of Cook and State of Illinois, (hereinafter "Premises") to-wit:

GRANTEES ADDRESS: 516 W 26th ST, CHICAGO, IL 60616

LEGAL DESCRIPTION: LOT 9 IN ASSESSOR'S DIVISION OF PART OF THE EAST ½ OF BLOCK 16 IN SOUTH BRANCH ADDITION IN THE NORTH HALF OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-28-127-017-0000

COMMONLY KNOWN AS: 516 W. 26th St., Chicago, IL 60616
#2

Subject to: General Real Estate Taxes for 2022 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 resubdivide 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

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Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

REAL ESTATE TRANSFER TAX

21-Mar-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

17-28-127-017-0000

| 20230301677373 | 0-400-967-888

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

REAL ESTATE TRANSFER TAX

21-Mar-2023



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

17-28-127-017-0000 | 20230301677373 | 1-711-415-744

* Total does not include any applicable penalty or interest due.

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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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 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 MARIA DE JESUS HERNANDEZ AS TRUSTEE the entire legal and equitable title in fee, in and to all the Premises above described.

And the said Grantors hereby expressly waive and release 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 10TH of JANUARY, 2023.

Maria Hernandez

MARIA DE JESUS HERNANDEZ

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

Maria Hernandez

MARIA DE JESUS HERNANDEZ, Dated: January 10, 2023

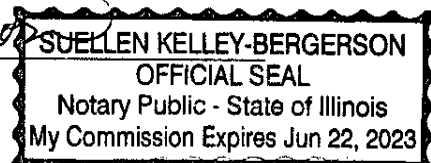
STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

The undersigned, a notary public in and for said County and State, DO HEREBY CERTIFY that MARIA DE JESUS HERNANDEZ, a widow, is 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 10th day of JANUARY, 2023.

Suellen Kelley-Bergerson

NOTARY PUBLIC



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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.

Dated: January 10, 2023

Signature: *Suzelle Kelly Bergerson*
Grantor or Agent

Subscribed and Sworn to before me by the said
SUZELLE KELLEY-BERGERSO
this 10th day of January, 2023.

Edward J. McGovern
NOTARY PUBLIC



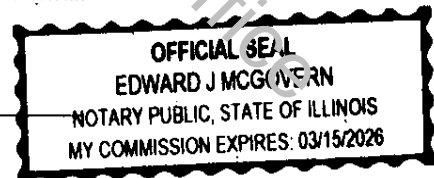
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: January 10, 2023

Signature: *Suzelle Kelly Bergerson*
Grantee or Agent

Subscribed and Sworn to before me by the said
SUZELLE KELLEY-BERGERSO
this 10th day of January, 2023.

Edward J. McGovern
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.)