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Doc#: 2308233253 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/23/2023 01:17 PM Pg: 1 of 3

DEED IN TRUST

MAIL TO:
CHICAGO TITLE LAND TRUST
COMPANY, Trust Number 8002390947
16640 Lawndale Avenue
Markham, Illinois 60426

Dec ID 20230201646398
ST/CO Stamp 2-103-513-296 ST Tax \$120.00 CO Tax \$60.00

NAME & ADDRESS OF TAXPAYER:
CHICAGO TITLE LAND TRUST
COMPANY, Trust Number 8002390947
16640 Lawndale Avenue
Markham, Illinois 60426

(The Above Space for Recorder's Use Only)

LN 220230996 bafa
9699999997

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR(S), **MARIA E. CERVANTES**, a married woman, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey and WARRANT unto **CHICAGO TITLE LAND TRUST COMPANY** a Corporation of Illinois whose address is 10 S. LaSalle St., Suite 2750, Chicago, IL 60603, as Trustee under the provisions of a certain Trust Agreement dated, February 9, 2023 and known as Trust Number 8002390947, the following described real estate situated in Cook County, in the State of Illinois to wit:

* OF 16440 Lawndale Ave Markham IL 60426
THE NORTH 200 FEET OF LOT 6 IN BLOCK 3 IN GROVER C. ELMORE AND COMPANY'S HAZELCREST FARMS, BEING A SUBDIVISION IN THE SOUTH WEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED SEPTEMBER 12, 1941 AS DOCUMENT NO. 12755987 AND RECORDED OCTOBER 14, 1941 AS DOCUMENT 12773849 IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 28-23-304-011-0000
Property Address: 16640 Lawndale Avenue, Markham, IL 60426

together with the tenements and appurtenances thereunto belonging.

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions, restrictions, building lines, and easements of record

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART HEREOF. 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 exemption or homesteads from sale on execution or otherwise.

Dated this 4th day of February, 2023.

Maria E. Cervantes
MARIA E. CERVANTES

Isidro Cervantes
Isidro Cervantes (Signing for waiver of homestead)

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TERMS AND CONDITIONS

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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 to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 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 contract to make leases and to grant options to lease and options to renew leases and 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 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 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 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 the necessity or expediency of any act of said trustee, or be obliged 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 instruments, (a) that at the time of the 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 it, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of 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(s) hereby expressly waive(s) and release(s) 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.

REAL ESTATE TRANSFER TAX

13-Mar-2023



COUNTY:	60.00
ILLINOIS:	120.00
TOTAL:	180.00

2

28-23-304-011-0000

| 20230201646398 | 2-103-513-296

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STATE OF Illinois)
)
COUNTY OF DuPage) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MARIA E. CERVANTES**, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instruments, 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 purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 4th day of February, 2023.

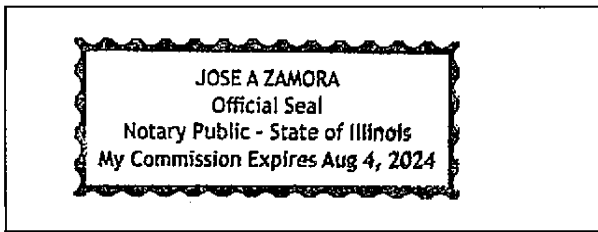


[Signature]
Notary Public

STATE OF Illinois)
)
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **ISIDRO CERVANTES**, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instruments, 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 purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 4th day of February, 2023.



[Signature]
Notary Public

NAME AND ADDRESS OF PREPARER:

Zamora Law Office P.C.
Attorney Joseph Padula-Zamora
17W775 Butterfield Rd. Unit 124
Oakbrook Terrace, Illinois 60181
P: 312-788-7819

28-23-304-011-0000
CITY OF MARKHAM
Real Estate Transfer Stamps
Date 02-16-2023
\$ 50.00 0600