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Doc# 2314215009 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/22/2023 10:55 AM PG: 1 OF 5

QUIT CLAIM DEED IN TRUST

THE GRANTORS, **Lilia Mora**, a widowed woman, and **Abdon Mora**, deceased joint tenant, of the City of Hickory Hill, County of Cook, State of Illinois (the "Grantors"), for and in consideration of Ten and No/100 (\$10.00) Dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY AND QUIT CLAIM to Lilia Mora, not individually, but as Trustee of the **LILIA MORA TRUST DATED MAY 16, 2023**, as (the "Grantee") (hereinafter referred to as "said trustee," regardless of the number of trustees), currently of 8756 S. 82nd Ct., Hickory Hills, IL 60457, and unto all and every successor or successors in trust under said trust agreement, all of the Grantor's undivided 100% interest in the following described real estate located in Cook County, State of Illinois, to wit:

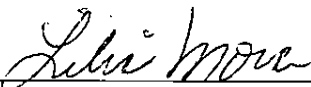
Legal Description: See Exhibit "A" attached hereto and made part hereof

Permanent Real Estate Index Number: 23-02-214-031-0000

Property Address: 8756 South 82nd Court, Hickory Hills, IL 60457

Exempt under provisions of Paragraph "E" Section 31- 45 Real Estate Transfer Tax Law

Date: May 16, 2023.


Lilia Mora

REAL ESTATE TRANSFER TAX

22-May-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

23-02-214-031-0000

| 20230501625670 | 1-009-568-464

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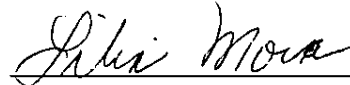
TO HAVE AND TO HOLD said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement and set forth herein.

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 premises 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 premises, or any part thereof; to lease said premises, or any part thereof, from time to time, 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 thereof, to partition or to exchange said premises, 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 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 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 the trust have been complied with, or be obliged to inquire into 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 premises 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 the delivery thereof the trust created by this Quit Claim Deed in Trust and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Quit Claim Deed in Trust 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, her or their predecessor in trust.

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IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal this 16th day of May 2023.

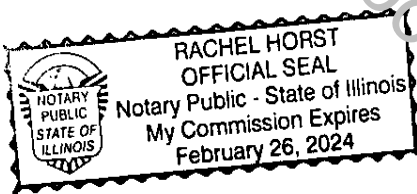


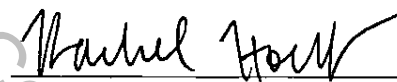
Lilia Mora

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lilia Mora, a widowed woman, 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 16th day of May 2023.





Notary Public

My commission expires: February 26, 2024.

This instrument was prepared by and after recording should be mailed to:

Bryan M. Montana, Esq.
Chuhak & Tecson, P.C.
120 S. Riverside Plaza, Suite 1700
Chicago, IL 60606

Send subsequent tax bills to:

LILIA MORA TRUST
8756 S. 82nd St.,
Hickory Hills, IL 60457

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EXHIBIT "A" **LEGAL DESCRIPTION**

Lot 31 in Colette Highlands second addition being a subdivision of Lot 1 (excepting therefrom the west 170.00 feet thereof) in Boyer's subdivision of the west $\frac{1}{2}$ of the northeast $\frac{1}{4}$ of Section 2, Township 37 north, range 12, east of the third principal meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 23-02-214-031-0000

Property Address: 8756 South 82nd Court, Hickory Hills, IL 60457

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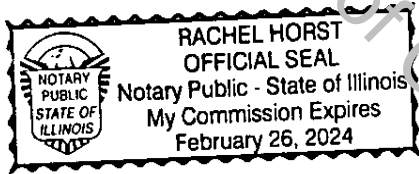
STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her 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: May 16, 2023.

Lilia Mora
Lilia Mora

SUBSCRIBED and SWORN to before me this 16th day of May, 2023.



Rachel Horst
NOTARY PUBLIC

My commission expires: February 26, 2024.

The grantee or her agent affirms that, to the best of her 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: May 16, 2023.

Lilia Mora
Lilia Mora, Trustee

SUBSCRIBED and SWORN to before me this 16th day of May, 2023.



Rachel Horst
NOTARY PUBLIC

My commission expires: February 26, 2024.

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.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 5 of the Illinois Real Estate Transfer Act.]