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Doc#. 2316406338 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/13/2023 02:12 PM Pg: 1 of 4

Deed in Trust
Individual to Trust

Dec ID 20230601645498

Send subsequent tax bills to:
Saruca Romero
7739 Arquilla Dr. #1B
Palos Heights, IL 60463-2640

Mail to and Prepared by:
Paul A. Smolinski, Esq.
Palos Elder Law, Ltd.
19550 S. Harlem Avenue - Suite 2
Frankfort, Illinois 60423-6730

THIS INDENTURE, WITNESSETH, that the grantor **Saruca Romero**, a single woman, who resides at **7739 Arquilla Dr., Apt. 1B, Palos Heights, IL 60463**, County of Cook, State of Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars, in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, convey and quitclaim unto:

**Saruca Romero, as Trustee of
The Saruca Romero Living Trust dated June 6, 2023**

Address: 7739 Arquilla Dr., Apt. 1B, Palos Heights, IL 60463

UNIT 7739-1-B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN OAK HILLS CONDOMINIUM I, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 23684699, AS AMENDED FROM TIME TO TIME, IN THE SOUTHWEST ¼ OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN # 23-36-303-143-1250

Common Address: 7739 Arquilla Dr., Apt. 1B, Palos Heights, IL 60463

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.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, 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

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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 real estate and any part thereof; and to deal with said real estate 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 real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, or successor in trust, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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 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, or successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the registrar of said county) 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 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 all amendment thereof, if any, and binding upon all beneficiaries thereunder; (c) that said trustee, or successor in trust, 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 predecessor in trust.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 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, the intention being to vest in said grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

**Exempt under provisions of Paragraph E, Section 4,
of the Real Estate Transfer Act.**

June 6, 2023



Saruca Romero

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And the grantor(s) hereby expressly waive and release any and all right and 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 thereof, the grantor(s) as aforesaid have hereunto signed and sealed this deed on the **6th** day of **June, 2023**.



Saruca Romero

State of Illinois)

) SS

County of Cook)

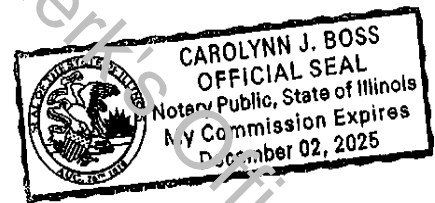
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Saruca Romero**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she/he/they signed, sealed and delivered the said instrument as her/his/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this **6th** day of **June, 2023**.

My term expires Dec. 2, 2025.



Notary Public



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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.

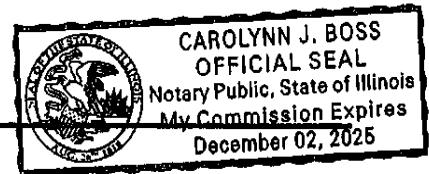
DATED: June 6, 2023

SIGNATURE OF GRANTOR/AGENT: X *Saruca Romero*

PRINTED NAME OF GRANTOR/AGENT: Saruca Romero

Subscribed and sworn to before me by the said Grantor/Agent on the above date.

Notary Public *Carolynn J. Boss*



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.

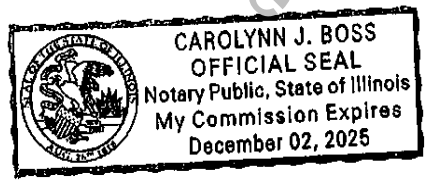
DATED: June 6, 2021

SIGNATURE OF GRANTOR/AGENT: X *Saruca Romero*

PRINTED NAME OF GRANTOR/AGENT: Saruca Romero

Subscribed and sworn to before me by the said Grantee/Agent on the above date.

Notary Public *Carolynn J. Boss*



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for subsequent offenses.

(Attach 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).