

By: [Signature]
Date: 5/9/23

Doc#: 2316506165 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/14/2023 11:01 AM Pg: 1 of 4
Dec ID 20230501610828

DEED IN TRUST

Ruben L. Ruiz and
Guillermina Ruiz, husband and wife
of 2327 South 12th Avenue,
North Riverside, IL 60546,
Grantors,

of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, Conveys and (WARRANTS) unto:

RUBEN L. RUIZ and GUILLERMINA RUIZ AS TRUSTEES OF THE RUBEN L. RUIZ AND GUILLERMINA RUIZ JOINT TRUST DATED APRIL 5, 2023,

husband and wife as Primary Beneficiaries, as Tenants By The Entireties, Grantees
2327 S. 12th Avenue, North Riverside, IL 60546

(name & address of Grantees)

and (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois to wit:

LEGAL DESCRIPTION IS ATTACHED

Permanent Index Number (P.I.N.): 15-27-213-008-0000

Address of Real Estate: 2327 South 12th Avenue, North Riverside, IL 60546

DISCLAIMER: This document prepared without title examination upon the representation of the parties and with no knowledge on the part of the scrivener as to the actual status of the title.

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 31-45, PROPERTY TAX CODE.

Legal Representative

dated:

APRIL 5, 2023

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

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivided said premises or any part thereof; to dedicate parks, street, 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 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 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 period 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.

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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 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 real estate 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 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 its, 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 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.

If the title to any of the above lands 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.

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 and seals this 5 day of APRIL, 2023.

By executing this Deed RUBEN L. RUIZ and GUILLERMINA RUIZ agree to accept title as Trustee of their above-named trust as grantees.

Ruben L. Ruiz (SEAL) Guillermina Ruiz (SEAL)
RUBEN L. RUIZ GUILLERMINA RUIZ

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RUBEN L. RUIZ and GUILLERMINA RUIZ, Grantors and as Trustees (Grantees) 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 that they signed, sealed and delivered the said instrument as 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 official seal, this 5 day of APRIL, 2023

Commission expires 12/22/2023
[Signature]
NOTARY PUBLIC

Prepared By and
MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Michael J. Cornfield
6153 N. Milwaukee Ave.
Address
Chicago, Illinois 60646
City State and Zip

Mr. and Mrs. Ruben Ruiz
2327 S. 12th Avenue
Address
North Riverside, IL
City, State and Zip



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LEGAL DESCRIPTION:

LOT 27 IN BLOCK 6 IN KOMAREK'S WEST 22ND STREET 5TH ADDITION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY. ILLINOIS.

Permanent Index Number (P.I.N.): 15-27-213-008-0000

Address of Real Estate: 2327 South 12th Avenue, North Riverside, IL 60546

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

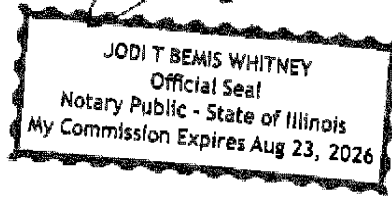
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 04/11/2023

Signature *[Handwritten Signature]*
Michael J. Cornfield, Agent

SUBSCRIBED and SWORN TO before me by the said MICHAEL J. CORNFELD this

11th day of April, 2023



Notary Public *Jodi T Bemis Whitney*

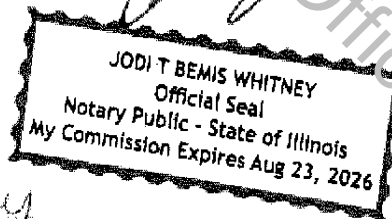
The grantee or his agent affirms that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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 title to real estate under the laws of the State of Illinois.

Dated: 04/11/2023

Signature *[Handwritten Signature]*
Michael J. Cornfield, Agent

SUBSCRIBED and SWORN TO before me by the said MICHAEL J. CORNFELD this

11th day of April, 2023



Notary Public *Jodi T Bemis Whitney*

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 to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)