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DEED IN TRUST

Doc# 2318622001 Fee ≸88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/05/2023 09:40 AM PG: 1 OF 4

1000 PM THIS INDENTURE WITNESSTH, That the grantor, ROBERTO ACOSTA, a widower, of the County of Cook and State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS in hand paid, CONVEYS and QC/WARRANTS unto ROBERTO ACOSTA as Trustee under the provisions of a trust agreement dated MAY 18 , 2023, known as "THE ROBERTO ACOSTA TRUST" of 2838 N. Southport Ave., Chicago, IL 60657, the following described Real Estate in the County of Cook and State of Illinois, to wit:

LOT 9 IN MC CLELLAND'S RESUBDIVISION OF BLOCK 6 IN WILLIAM LILL AND HEIRS OF M. DIVERSEY'S DIVISION OF THE SOUTHWEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Hornestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record, and to General Taxes for 2022 and subsequent years. Copy Oppi

PERMANENT TAX NUMBERS: 14-29-125-044-0000

Address(es) of Real Estate: 2838 N. SOUTHPORT AVE., CHICAGO, IL 60657

TO HAVE AND TO HOLD the said premises 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 premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 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 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 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

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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, 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 truce 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 rising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and robeneficiary 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 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 grantor afores | said has hereunto set his wand and seal this | |
|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| ROBERTO ACOSTA | (SEAL) | of <u>MA4</u> , 2023. |
| | (SEAL) | TS |
| STATE OF ILLINOIS)) SS. COUNTY OF COOK) | | O _{ff} C |
| | , a Notary Pu ROBERTO ACOSTA, a widower, personal ing instrument, appeared before me this day strument as his free and voluntary act, for the right of homestead. | |
| Given under my hand and notarial seal, | this 18th day of MAY | , 2023. |
| OFFICIAL SEAL P JEROME JAKUBCO NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 10/09/2025 | Jame Jahufor | (Notary Public) |

2318622001 Page: 3 of 4

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EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 31 - 45, REAL ESTATE TRANSFER TAX LAW

DATE: 57

Prepared By:

JAKUBCO RICHARDS & JAKUBCO P.C.

2224 VEST IRVING PARK ROAD CHICAGO ILLINOIS 60618

Mail To:

ROBERTO ACOSTA

2838 N. SOUTHFORT AVE. CHICAGO, IL 60657

Name & Address of Taxpayer:

ROBERTO ACOSTA

III CONTO 2838 N. SOUTHPORT AVE

CHICAGO, IL 60657

| REAL ESTATE TRA | 05-Jul-2023 | |
|-----------------|-------------|--------|
| | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

14-29-125-044-0000 | 20230601662067 | 1-639-526-096

| R | EAL ESTATE | TRANSFER | TAX | 05-Jul-2023 |
|---|------------|-----------|----------------|---------------|
| _ | | (4.) | COUNTY: | 0.00 |
| | | (3E) | ILLINOIS: | -0.00 |
| | - E | | TOTAL | 0.00 |
| _ | 14-29-125 | -044-0000 | 20230601662067 | 0-591-736-528 |

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

2318622001 Page: 4 of 4

STATEMENT OF GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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: 1/44/8, 2023

Signature:

Subscribed and sworn to before me by

12th day of

OFFICIAL SEAL P JEROME JAKUBCO NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 10/09/2025

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 find 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.

Signature: 1

Grantee or Agent

Subscribed and sworn to before me by

the said

OFFICIAL SEAL

P JEROME JAKUBCO NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 10/09/2025

Notary Public

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)