## 

ILLINOIS DEED IN TRUS

PURSUANT TO 760 ILCS 3/

ILLINOIS TRUST CODE

PROPERTY IDENTIFICATION NUMBER:

26-17-119-048-0000

COMMONLY REFERRED TO ADDRESS:

10832 SOUTH EWING AVENUE

CHICAGO, ILLINOIS 60617

HYDE PARK TOWNSHIP

Doc# 2320857019 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/27/2023 10:32 AM PG: 1 OF 4

NOW COME THE GRANTORS (OWNING A 100% INTEREST BASED ON DOC #0010453709):

## **GRANTORS: ROLANDO JIMENEZ & ISABEL JIMENEZ**

(a MARRIED COUPLE) of 10832 S. EWING AVE., CHICAGO, IL. 60617, COOK COUNTY, in HYDE PARK TWP

For and in CONSIDERATION of TEN DOLLARS AND 00/100 (\$10.00) and NO OTHER VALUE IN HAND PAID, DO NOW CONVEY AND WARRANT on this 26TH DAY OF JULY IN THE YEAR 2023 to the following GRANTEE for which this <u>DEED & FUTURE TAX BILL SHOULD BE MAILED TO:</u>

GRANTEE: THE NOW ACTING TRUSTEE, AND ANY
AND ALL SUCCESSOR TRUSTEES OF THE
FAITH AND LOVE LEGACY REVOCABLE
LIVING TRUST DATED JULY 12TH, 2023
OF 10832 S. EWING AVE., CHICAGO, IL. 60617

THE FOLLOWING REAL PROPERTY SITUATED IN COOK COUNTY TO WIT: COMMONLY REFERRED TO ADDRESS: 10832 S. EWING AVE., CHICAGO, ILLINOIS 60617 PROPERTY INDEX NUMBER: 26-17-119-048-0000 I LEGAL DESCRIPTION: SEE ATTACHED

THIS INSTRUMENT WAS PREPARED BY: THE LOOMARTEE LAW GROUP, LOCATED AT 625 E 170TH ST, UNIT 2 EAST, SOUTH HOLLAND, IL 60473



# ILLINOIS DEED IN TRUST PURSUANT TO \$760 IECS 3/ET SEQ. ILLINOIS TRUST CODE ACT PAGE 2

FURTHERMORE, THIS DEED IN TRUST CONVEYS ALL INTEREST IN FEE SIMPLE, AS TO THE 100% OWNERSHIP STAKE OWNED BY ROLANDO JIMENEZ & ISABEL JIMENEZ ACQUIRED BY THE WARRANTY DEED RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON MAY 30TH, 2001, WITH DOCUMENT NUMBER 0010453709.

Finally, the <u>GRANTORS</u>: ROLANDO JIMENEZ & ISABEL JIMENEZ (A MARRIED COUPLE) do now hereby <u>WAIVE & RELEASE ALL RIGHTS</u> and by VIRTUE OF THE HOMESTEAD EXEMPTION LAWS of the STATE OF ILLINOIS to the GRANTEE LISTED ABOVE, SPECIFICALLY, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE FAITH AND LOVE LEGACY REVOCABLE LIVING TRUST, DATED JULY 12TH, 2023, LOCATED AT 10832 S. EWING AVE. CHICAGO, ILLINOIS 60617 in <u>FEE SIMPLE</u>. Also, this DEED IN TRUST PURSUANT TO §760 ILCS 3/ET SEQ is <u>EXEMPT OF ALL REAL TSTATE TRANSFER TAXES PURSUANT TO THE ILLINOIS REAL ESTATE TRANSFER TAX ACT OF §35 ILCS 200/31-45(e) (Conveyance for LESS than \$100) and the corresponding COOK COUNTY & CITY OF CHICAGO provisions of the REAL ESTATE TRANSFER TAX ORDINANCES.</u>

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GRANTOR: ROLANDO JIMENEZ - OWNER OF RECORD

WED., JULY 26TH, 2023

Way Intel Jemanias

GRANTOR: ISABEL JÍMENEZ - OWNER OF RECORD

WED., JULY 26TH, 2023

NOTARY VERIFICATION SECTION

STATE OF ILLINOIS )

) SS

COUNTY OF COOK )



www.lawofficesofmarioareed.com

I, MARIO A. REED, ESQ., A NOTARY PUBLIC in the STATE OF ILLINOIS and the COUNTY OF COOK do hereby swear and affirm that ROLANDO & ISABEL JIMENEZ appeared before me on JULY 26TH, 2023 and affixed their respective signatures to the foregoing DEED IN TRUST under their own free and voluntary act while free from any undue influence.

PLEASE STAMP NOTARY STAMP OR SEAL BELOW:

SIGNATURE OF NOTARY PUBLIC ABOVE:

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OFFICIAL SEAL
MARIO A REED
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 9/25/25



# ATTACHED LEGAL DESCRIPTION

LOT TEN (10) IN ROBERT ANDREW DUNLOP'S

SUBDIVISION OF LOTS ONE (1) TO TWENTY-FOUR (24)

INCLUSIVE, IN BLOCK FIFTY-FOUR (54) IN

IRONWORKER'S ADDITION, BEING A SUBDIVISION OF

THE WEST HALF (1/2) OF THE NORTHWEST QUARTER

(1/4) OF SECTION SEVENTEEN (17), TOWNSHIP THIRTY
SEVEN (37) NORTH, RANGE FIFTEEN (15), EAST OF THE

THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT

THEREOF REGISTERED AS DOCUMENT NUMBER 1341736,

IN COOK COUNTY, ILLINOIS.

### ILLINOIS, COOK COUNTY & CHICAGO MUNICIPAL TRANSFER TAX STAMPS

REAL ESTATE	TRANSFER	TAX	27-Jul-2023
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
26-17-119-048-0000		20230701683255	1-696-860-624

REAL ESTATE TRANS	27-Jul-2023	
STA .	CHICAG'J:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
26-17-119-048-0000	20230701683255	0-826-706-384

<sup>\*</sup> Total does not include any applicable penalty or interest due.

### OFFICIA

### GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from CH. 34, par. 3-5020)

#### GRANTOR SECTION: ROLANDO JIMENEZ & ISABEL JIMENEZ

The GRANTORS, ROLANDO JIMENEZ & ISABEL JIMENEZ, now affirm that to the best of their knowledge, the GRANTEE, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE FAITH AND LOVE LEGACY REVOCABLE LIVING TRUST DATED JULY 12TH, 2023 shown on the foregoing DEED IN TRUST is authorized to acquire and hold title to real estate under the laws of the STATE OF ILLINOIS.

GRANTOR SIGNATURE ABOVE: ROLANDO JIMENEZ

GRANTOR NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, MARIO A. REED, ESQ. A NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that ROLANDO JIMENEZ & ISABEL JIMENEZ did appear before me on JULY 26TH, 2023, and affixed their respective signatures to the above STATEMENT

BY GRANTOR under their own free and voluntary act, while free from any undue influence.

THE LAW OFFICES OF MARIO A. REED

OFFICIAL SEAL MARIO A REED NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 9/25/25

**AFFIX NOTARY STAMP BELOW:** 

NOTARY PUBLIC SIGNATURE ABOVE:

and

GRANTEE SECTION: THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE FAITH AND LOVE LEGACY REVOCABLE LIVING TRUST

The AUTHORIZED AGENT FOR THE GRANTEE, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE FAITH AND LOVE LEGACY REVOCABLE LIVING TRUST DATED JULY 12TH, 2023 does now hereby swear that to the best of her/his knowledge the GRANTEE, THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE FAITH AND LOVE LEGACY REVOCABLE LIVING TRUST DATED JULY 12TH, 2023 shown on the foregoing DEED IN TRUST is authorized to acquire and hold title to real estate under the laws of the STATE CFULINOIS.

GRANTEE SIGNATURE ABOVE: AGENT FOR THE NOW ACTING TRUSTEE, ANY

AND ALL SUCCESSOR TRUSTEES OF THE FAITH AND LOVE LEGACY

REVOCABLE LIVING TRUST DATED JULY 12TH, 2023

GRANTEE NOTARY SECTION: NOTARY PUBLIC, IN THE STATE OF ILLINOIS

I, MARIO A. REED, ESQ., THE BELOW SIGNING NOTARY PUBLIC in the STATE OF ILLINOIS, do hereby now swear and affirm that the AUTHORIZED AGENT OF THE NOW ACTING TRUSTEE, AND ANY AND ALL SUCCESSOR TRUSTEES OF THE FAITH AND LOVE LEGACY REVOCABLE LIVING TRUST DATED JULY 12TH, 2023 did appear before me on JULY 26TH, 2023, and affixed her/his respective signature to the above STATEMENT BY GRANTEE under her/his own free and voluntary act, while free from AFFIX NO CARY STAMP BELOW: any undue influence.

THE LAW OFFICES OF

The Education Esquire

VEDNESDAY, JULY 26TH, 2023:

NOTARY PUBLIC SIGNATURE ABOVE:

OFFICIAL SEAL MARIO A REED NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 9/25/25

#### CRIMINAL LIABILITY NOTICE:

PURSUANT TO §55 ILCS 5/3-5020(b)(2), 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 A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

ATTACH THIS GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE TO THE DEED IN TRUST TO BE RECORDED IN COOK COUNTY, ILLINOIS BECAUSE THE FOREGOING DEED IN TRUST IS EXEMPT UNDER THE PROVISIONS OF THE ILLINOIS REAL ESTATE TRANSFER ACT §35 ILCS 200/ART. 31.

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