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WARRANTY DEED IN TRUST

Doc#: 2321233456 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/31/2023 03:12 PM Pg: 1 of 5

Dec ID 20230701684767
ST/CO Stamp 0-196-684-240
City Stamp 1-987-324-368

THIS WARRANTY DEED, is made this 25th day of May, 2023, by and between, CARLOS ALEJANDRO OLEA NASRALLA, and CHELSEA OLEA NASRALLA, a married couple, of the City of Chicago, County of Cook, State of Illinois ("Grantor"), to CARLOS ALEJANDRO OLEA NASRALLA, not individually but as Trustee of the CARLOS ALEJANDRO OLEA NASRALLA TRUST DATED MAY 25, 2023, and CHELSEA M. OLEA NASRALLA, not individually but as Trustee of the CHELSEA M. OLEA NASRALLA TRUST DATED MAY 25, 2023, not as Tenants in Common, nor as Joint Tenants, but as TENANTS BY THE ENTIRETY pursuant to 765 ILCS 1005/1c, as amended, of the City of Chicago, County of Cook, State of Illinois ("Grantee"), and unto all and every successor or successors in trust under said Declaration.

Grantees' Address: 4224 N. Wolcott Avenue, Chicago, IL 60613

WITNESSETH, that in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors do hereby CONVEY and WARRANT unto Grantee, *each as to an undivided fifty percent interest*, in fee simple all that piece or parcel of land, together with the improvements, rights, privileges and appurtenance to the same belonging, situated in the County of DuPage in the State of Illinois, described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATION HEREIN.

Permanent Index Number (P.I.N.): 14-18-407-029-0000

Site Address: 4224 N. Wolcott Avenue, Chicago, IL 60613

Subject to: General real estate taxes not due and payable as of the date hereof, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in said Declaration set forth.

Said Trustee(s) shall have full power and authority:



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- (a) To manage, improve, subdivide, and protect said premises or any part thereof.
- (b) To dedicate any part thereof to any public use and also to vacate in whole or in part any subdivision or dedication thereof.
- (c) To mortgage or otherwise encumber, exchange, donate, sell, or convey said premises or any part thereof with or without consideration, for such terms and upon such conditions as said Trustee deems best.
- (d) To lease said premises or any part thereof by leases commencing at the time of making the same as well as at a future time for any term of years, not exceeding 999 years, and subject to any terms and conditions that said Trustee deems best; also, to cancel, renew, extend, or modify existing leases.
- (e) To grant easements of every description, also to execute contracts and grant options to lease or purchase said premises or any part thereof.
- (f) Generally, to take any action with reference to said property that said Trustee deems best, the intent being that said Trustee shall have every power and discretion over and in connection with said property that he would have if he was the absolute owner thereof, and the enumeration of specific powers herein shall not in any way control, limit or cut down the general powers herein granted.

In no case shall any person dealing with said Trustee(s), or dealing with any grantee, mortgagee or lessee of the Trustee(s), with reference to said premises be obligated to see to the application of the purchase, mortgage or rent money, or to see that the terms of this Trust have been complied with, or to inquire into the necessity or expediency of any act of said Trustee(s), or be privileged or obliged to inquire into any of the terms of said Declaration of Trust and the execution of any deeds, mortgages, trust deeds, leases or other instruments by said Trustee(s) shall be conclusive evidence in favor of the grantee, mortgagee, lessee or other party thereto that said Trustee(s) was duly authorized and empowered to execute every such instrument.

The interest of each and every beneficiary hereunder and of any and all persons claiming under them is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises, the intention being to vest in said Trustee(s) the entire legal and equitable title in fee interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds there as aforesaid.

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX		01-JUL-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-18-497-029-0000 20230701684767 0-196-684-240		

REAL ESTATE TRANSFER TAX		01-JUL-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-18-407-029-0000 20230701684767 1-987-324-368		
* Total does not include any applicable penalty or interest due.		

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EXHIBIT "A"

Legal Description

LOT 12 IN BLOCK 5 IN FOSTER MONTROSE BOULEVARD SUBDIVISION A RESUBDIVISION OF PARTS OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY AND EXCEPT STREETS HEREIN BEFORE DEDICATED IN COOK COUNTY, ILLINOIS.

Permanent Index Number (P.I.N.): 14-18-407-029-0000

Site Address: 4224 N. Wolcott Avenue, Chicago, IL 60613

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STATEMENT BY GRANTOR

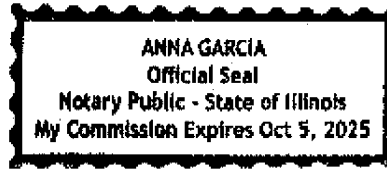
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: May 25, 2023

Signature: 
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 25th day of May, 2023.


Notary Public




STATEMENT OF GRANTEE

The Grantee 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: May 25, 2023

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 25th day of May, 2023.


Notary Public

