

UNOFFICIAL COPY

Deed in Trust ILLINOIS STATUTORY

MAIL TO:

THE LEX 76 TRUST
3241 S RIDGEWAY AVE
CHICAGO, IL 60623

NAME & ADDRESS OF TAX

PAYER:

THE LEX 76 TRUST
3241 S RIDGEWAY AVE
CHICAGO, IL 60623



Doc# 2321657022 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/04/2023 02:20 PM PG: 1 OF 4

THE GRANTOR (S)

Pedro De La Torre and Maria De La Torre, a married couple, of Cook County, of the State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to **Pedro De La Torre and Maria De La Torre, as CO-Trustees of "THE LEX 76 TRUST" dated July 20, 2023, under Trust Number 2023DK0776**, and any amendments thereto, all right, title, and interest in and to the following described real estate situated in Cook County in the State of Illinois, to wit:

(LEGAL DESCRIPTION) *SEE ATTACHED EXHIBIT A*

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustee, who shall have authority to make deeds; leases; lease of coal, oil, gas, under, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or privileged to inquire into any terms of said trust agreement; and every 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his her, or their predecessor in trust.

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EXHIBIT A

ADDRESS OF REAL ESTATE: 3241 S. Ridgeway Ave, Chicago, IL 60623

PERMANENT REAL ESTATE IDENTIFICATION NUMBER: 16-35-113-014-0000

LEGAL DESCRIPTION:

LOT TWENTY (20) IN E.A. CUMMINGS LAWNDALE SUBDIVISION, BEING A RESUBDIVISION OF LOTS ONE (1)- FORTY EIGHT (48), INCLUSIVE IN BLOCK THREE (3) AND LOTS ONE (1) – FORTY SIX (46), INCLUSIVE, IN BLOCK FOUR (4) IN GEORGE W. CASS SUBDIVISION OF WEST HALF (W 1/2) OF THE EAST (E 1/2) OF THE NORTH WEST QUARTER (NW 1/4) OF SECTION THIRTY FIVE (35), TOWNSHIP THIRTY NINE (39) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD (3rd) PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 100 FEET OF THE SOUTH HALF (S 1/2) IN COOK COUNTY, ILLINOIS.

Trustee Acceptance

Pursuant to 760 ILCS/6.5 (a) We, **Pedro De La Torre and Maria C. De La Torre**, accept this transfer of 3241 S. Ridgeway Avenue, Chicago, IL 60623 with legal description set forth above into my revocable living trust known as **"THE LEX 76 TRUST"**.



Pedro De La Torre

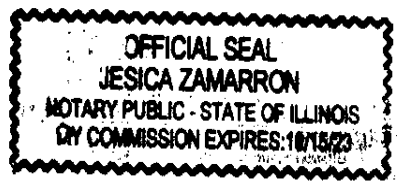

Maria C. De La Torre

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Pedro De La Torre and Maria C. De La Torre**, 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 instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED AND SWORN TO
Before me this 20th day of July 2023.


Notary Public



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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

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

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 7 | 20, 2023

SIGNATURE: Pedro De la Torre
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

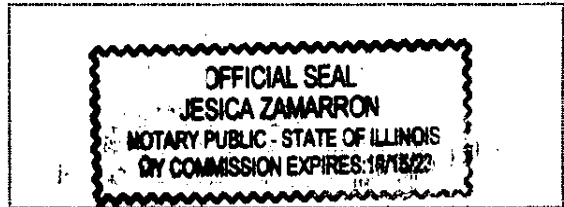
Subscribed and sworn to before me, Name of Notary Public: Jesica Zamarron

By the said (Name of Grantor): Pedro De la Torre

On this date of: 7 | 20, 2023

NOTARY SIGNATURE: Jesica Zamarron

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 7 | 20, 2023

SIGNATURE: Maria De La Torre
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

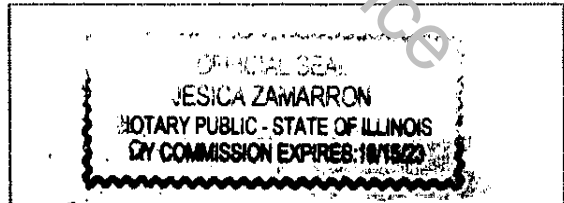
Subscribed and sworn to before me, Name of Notary Public: Jesica Zamarron

By the said (Name of Grantee): Maria De La Torre

On this date of: 7 | 20, 2023

NOTARY SIGNATURE: Jesica Zamarron

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 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 of a CLASS A MISDEMEANOR, for subsequent offenses.

(Attach to DEED or ABI to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)