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WARRANTY DEED IN TRUST

Doc#: 2322706352 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/15/2023 03:43 PM Pg: 1 of 4

Dec ID 20230801697056

City Stamp 0-129-563-088

THIS WARRANTY DEED, made this 1st day of August, 2023, by and between, MAXIMILIANO DIAZ and DOLORES DIAZ, husband and wife as joint tenants, of County of Cook, State of Illinois, ("Grantor"), and MAXIMILIANO DIAZ and DOLORES DIAZ, not individually, but as Co-Trustees of the DIAZ FAMILY JOINT TRUST DATED JUNE 20, 2023, ("Grantee") and unto all and every successor or successors in trust under said Declaration:

Grantee's address: 2526 S. 56th Court, Cicero, Illinois 60804

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, 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 Cook in the State of Illinois, described as follows, to wit:

**LOT 3 IN BLOCK 2 IN SUBDIVISION OF BLOCK 19 IN CANAL TRUSTEE'S
SUBDIVISION OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 39 NORTH,
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.**

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.

Permanent Real Estate Index Number: 17-31-228-003-0000
Address of Property: 3407 South Hermitage, Chicago, Illinois 60609

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 shall have full power and authority:

- (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

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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.

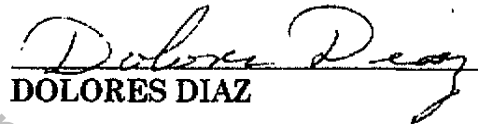
In no case shall any person dealing with said Trustee, or dealing with any grantee, mortgagee or lessee of the Trustee, with reference to said premises be obligated to see to the application of the purchase, mortgage or rent money, or to see that the terms of this Trust have been complied with, or to inquire into the necessity or expediency of any act of said Trustee, 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 shall be conclusive evidence in favor of the grantee, mortgagee, lessee or other party thereto that said Trustee 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 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.

The said Grantors hereby expressly state that this is non-homestead property.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 1st day of August, 2023.


MAXIMILIANO DIAZ

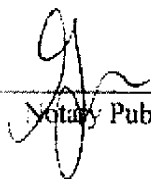

DOLORES DIAZ

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, GINA M. SPADA, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MAXIMILIANO DIAZ and DOLORES DIAZ, 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.

GIVEN under my hand and official seal, this 1st day of August, 2023.

Commission expires 31/12, 2024



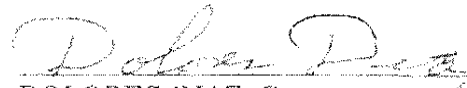
Notary Public



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The transfer of title and conveyance herein is hereby accepted by MAXIMILIANO DIAZ and DOLORES DIAZ, Co-Trustees of the DIAZ FAMILY JOINT TRUST TRUST DATED JUNE 20, 2023.


MAXIMILIANO DIAZ, Co-trustee



DOLORES DIAZ, Co-trustee

STATE OF ILLINOIS)
)
COUNTY OF COOK)

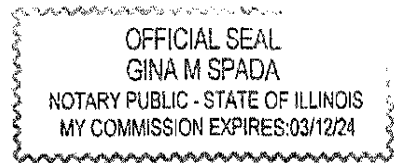
I, GINA M. SPADA, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MAXIMILIANO DIAZ and DOLORES DIAZ, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 1st day of August, 2023.

Commission expires 3/12, 2024

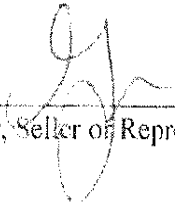


Notary Public



Exempt under provisions of Paragraph (e)
Section 31-45, Property Tax Code

August 1, 2023
Date




Buyer, Seller or Representative

This instrument was prepared by:
Gina M. Spada
1900 S. Highland Ave., Suite 100
Lombard, Illinois 60148

Return to:
Gina M. Spada
1900 S. Highland Ave., Suite 100
Lombard, Illinois 60148

Send tax bill to:
Maximiliano Diaz and Dolores Diaz
2526 S. 56th Court
Cicero, Illinois 60804

REAL ESTATE TRANSFER TAX		14-Aug-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-31-228-003-0000 | 20230801697056 | 0-129-563-088

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

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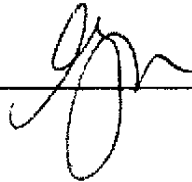
STATEMENT BY GRANTOR

The Agent of the Grantor affirms that, to the best of her 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: August 1, 2023

Signature: 
Grantor

Subscribed and sworn to before me by the Agent of the Grantor this 1st day of August, 2023.

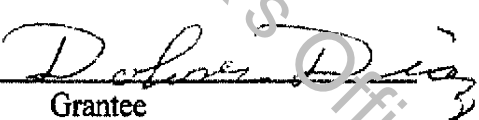
Notary Public: 



STATEMENT BY GRANTEE

The Agent of the Grantee affirms that, to the best of her 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: August 1 2023

Signature: 
Grantee

Subscribed and sworn to before me by the Agent of the Grantor this 1st day of August, 2023.

Notary Public: 