

UNOFFICIAL COPY

QUIT CLAIM DEED

PREPARED BY/MAIL TO:

Dominick Villa
505 S. LaGrange Rd
LaGrange, IL 60525

NAME/ADDRESS OF TAXPAYER:

Jose Lemus, Trustee
3600 S. Francisco Ave
Chicago, IL 60632



2323757000

Doc# 2323757000 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/25/2023 09:38 AM PG: 1 OF 5

THE GRANTOR, Jose Lemus, a widower not yet remarried, of City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100s Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to Jose Lemus, not individually but as trustee of the Jose Lemus Trust dated June 9, 2023, as may be amended or restated, GRANTEE, Grantor's interest in the real estate legally described as follows:

LOT 1 IN BLOCK 2 IN P.D. SMITH'S SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Property: 3600 S. Francisco Ave, Chicago, IL 60632

Property Index Number: 16-36-307-037-0000

SUBJECT TO: General real estate taxes for the year 2022 and subsequent years and covenants, conditions, and restrictions of record, and building lines and easements, if any.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement set forth. The primary beneficiaries of the grantee trust, who are husband and wife, agree that the beneficial interests in the property are to be held as tenants by the entirety notwithstanding that, upon the death of either, the survivor does not retain the entire estate.

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 re-subdivide 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 99 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 manner of fixing the amount of present or future rentals, to partition or to exchange said property,

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 25-Aug-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

16-36-307-037-0000 | 20230801608895 | 0-618-599-888

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

REAL ESTATE TRANSFER TAX 25-Aug-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-36-307-037-0000 | 20230801608895 | 2-082-117-072

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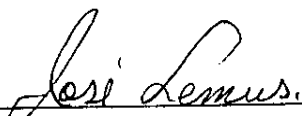
or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey, or assign any right, title, or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other 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 other 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 made 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 arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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(s) 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, said Grantor executes this Quit Claim Deed on June 9, 2023.



Jose Lemus

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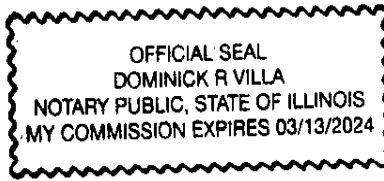
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY Jose Lemus, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

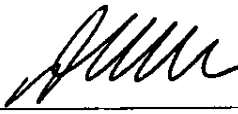
Given under my hand and official seal on
June 9, 2023.



Notary Public



EXEMPT UNDER 35 ILCS 200/31-45
Paragraph (e) of the Real Estate Transfer Tax

By: 

Attorney

Dated: June 9, 2023

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

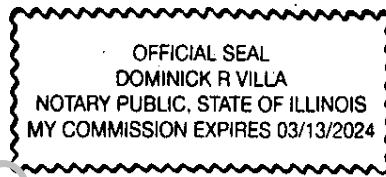
The Grantor or Grantor's agent affirms that, to the best of Grantor's knowledge, the name of the Grantors shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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: June 9, 2023

Signature: *Lori Lemos*
Grantor or Agent

Subscribed and sworn to before me by the said Grantor on June 9, 2023.

[Signature]
Notary Public



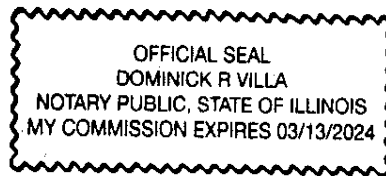
The Grantee or Grantee's agent affirms that, to the best of Grantee's knowledge, the name of the Grantees shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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 and hold title to real estate under the laws of the State of Illinois.

Dated: June 9, 2023

Signature: *Lori Lemos*
Grantee or Agent

Subscribed and sworn to before me by the said Grantee on June 9, 2023.

[Signature]
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.)