

UNOFFICIAL COPY

Deed in Trust ILLINOIS STATUTORY

MAIL TO:

THE SGA 96 TRUST
1949 S Central Avenue
Cicero, IL 60804

NAME & ADDRESS OF TAX

PAYER:

THE SGA 96 TRUST
1949 S Central Avenue
Cicero, IL 60804



23256570300

Doc# 2325657030 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/13/2023 02:28 PM PG: 1 OF 5

THE GRANTOR (S)

Jose L. Garcia, Israel Garcia, and Ricardo Buendia, 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 **Israel Garcia, as Trustee of "THE SGA 96 TRUST" dated February 14th, 2023, under Trust Number 2023DK0712**, and any amendments thereto, all right, title, and interest in and the 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; lease; 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.

EXEMPT UNDER PROVISIONS OF SECTION 31-45 (e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e)

Town of Cicero



Address: 1949 S CENTRAL
AVE
Date: 09/07/2023
Stamp #: 2023-9857
By: krodriguez

Real Estate Transfer Tax
\$50.00
Payment Type: Check
Compliance #:
Exempt

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Permanent Index Number(s): 16-21-304-022-0000

Property Address: 1949 S Central Avenue, Cicero, Illinois 60804

Dated this 14th day of February 2023.

Jose L. Garcia (SEAL)
Jose L. Garcia

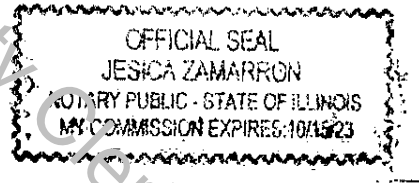
ISRAEL GARCIA (SEAL)
Israel Garcia

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Jose L. Garcia and Israel Garcia**, 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 14th day of February 2023.

Jessica Zamarron
Notary Public



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:
David Koch
Koch & Associates, P.C
5947 West 35th Street
Cicero, IL 60804

EXEMPT UNDER PROVISIONS OF PARAGRAPH
 E SECTION 4,
REAL ESTATE TRANSFER ACT.

DATE: 2-14-23

REAL ESTATE TRANSFER TAX		13-Sep-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-21-304-022-0000 | 20230901620202 | 1-927-638-480

ISRAEL GARCIA
Signature of Buyer, Seller, or Representative

- This conveyance must contain the name and address of the Grantee for tax billing purposes: (55ILCS5/3-5020) and name and address of the person preparing the instrument: (55 ILCS5/3-5022).

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Dated this 2 day of May 2023.

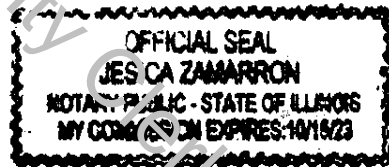
Ricardo Buendia (SEAL)
Ricardo Buendia

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Ricardo Buendia**, personally 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 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 2 day of May 2023.

Jessica Zamarron
Notary Public



PROPERTY OF COOK COUNTY
NOTARY'S Office

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EXHIBIT A

ADDRESS OF REAL ESTATE: 1949 S. Central Avenue, Cicero, IL 60804
PERMANENT REAL ESTATE IDENTIFICATION NUMBER: 16-21-304-022-0000
COUNTY: Cook

LEGAL DESCRIPTION:

LOT 33 IN BLOCK 11 IN THE SUBDIVISION OF THE SOUTH 921 FEET OF BLOCK 6 LYING WEST OF AND ADJOINING BLOCK 18, IN GRANT LAND ASSOCIATION RESUBDIVISION OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Trustee Acceptance

Pursuant to 760 ILCS/6.5 (a)1, **Israel Garcia, also known as Israel Garcia Cazares**, accept this transfer of 1949 S. Central Avenue, Cicero, IL 60804 with legal description set forth above into my revocable living trust known as **"THE SGA 96 TRUST"**.

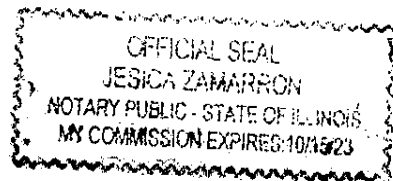
ISRAEL GARCIA
Israel Garcia

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Israel Garcia, also known as Israel Garcia Cazares** personally 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 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 14 day of February 2023.

Jessica Zamarron
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: 2 | 14 | 2023

SIGNATURE: Jose Luis Garcia
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:

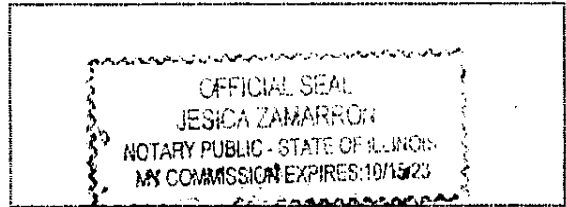
Jesica Zamarron

By the said (Name of Grantor): Jose Luis Garcia

On this date of: 2 | 14 | 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: 2 | 14 | 2023

SIGNATURE: ISRAEL GARCIA
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:

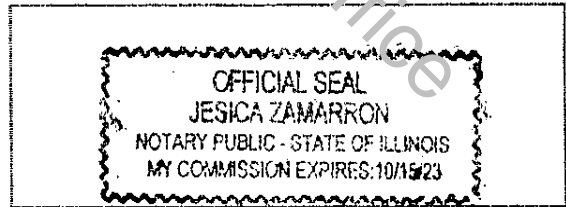
Jesica Zamarron

By the said (Name of Grantee): Israel Garcia

On this date of: 2 | 14 | 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)**)