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DEED IN TRUST (ILLINOIS)



Doc# 2327246071 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/29/2023 02:23 PM PG: 1 OF 4

THE GRANTOR, MARIA R. ESTRADA, widowed and not since remarried, of 17575 Cambridge Place, Tinley Park, IL 60487, for and in consideration of the sum of (\$10.00) TEN DOLLARS, the receipt of which

is hereby acknowledged, hereby **CONVEYS** and Quit Claims to **MARIA R. ESTRADA**, as Trustee of **THE MARIA R. ESTRADA 2023 TRUST** dated August 25, 2023, of 17575 Cambridge Place, Tinley Park, IL 60487, the following described real estate:

UNIT NUMBER 75 IN CAMBRIDGE PLACE, A CONDOMINIUM AS DELINEATED ON A SURVEY OF THE PART OF THE FOLLOWING DESCRIBED REAL ESTATE:

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 86310871 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph e
Section 4, Real Estate Transfer Act.

P.I.N.: 27-34-104-026-1075

Property Address: 17575 Cambridge Place
Tinley Park, IL 60487

8-25-2023 [Signature]
Date Buyer, Seller or Representative

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof. (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have

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been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 25th day of August, 2023.

PLEASE *Maria R. Estrada* (SEAL)
PRINT OR Maria R. Estrada
TYPE NAMES
BELOW SIGNATURE(S)

REAL ESTATE TRANSFER TAX
27-34-104-026-1075
COUNTY: 29-Sep-2023
ILLINOIS: 0.00
TOTAL: 0.00
| 20230801609563 | 0-586-261-456

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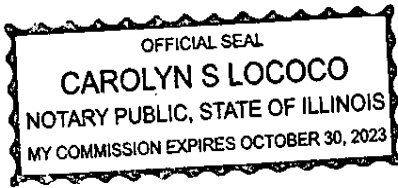
State of Illinois, County of Will, ss.

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Maria R. Estrada, widowed and not since remarried, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

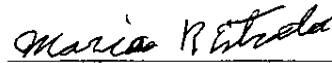
Given under my hand and official seal, this 25th day of August, 2023.



NOTARY PUBLIC
My Commission expires: 10-30-23



MARIA R. ESTRADA, as Trustee of THE MARIA R. ESTRADA 2023 TRUST dated August 25, 2023, hereby accepts the property legally described in this Deed as part of said Trust (executed pursuant to 760 ILCS 5/6.5).



Maria R. Estrada, Trustee

MAIL TO:
Patrick S. Sullivan
10075 W. Lincoln Highway
Frankfort, IL 60423

SEND SUBSEQUENT TAX BILLS TO:
Maria R. Estrada
17575 Cambridge Place
Tinley Park, IL 60487

This instrument was prepared by: Patrick S. Sullivan, Attorney At Law, 10075 W. Lincoln Highway, Frankfort, IL 60423

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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: 8 | 25 | 2023

SIGNATURE: *Patrick S. Sullivan*
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:

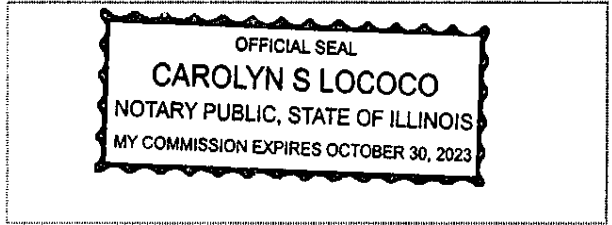
Carolyn S Lococo

By the said (Name of Grantor): *Patrick S. Sullivan*

On this date of: 8 | 25 | 2023

NOTARY SIGNATURE: *Carolyn S Lococo*

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: 8 | 25 | 2023

SIGNATURE: *Patrick S. Sullivan*
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:

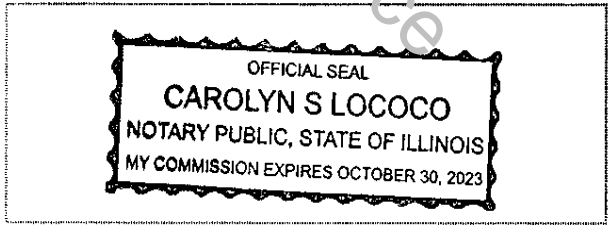
Carolyn S Lococo

By the said (Name of Grantee): *Patrick S. Sullivan*

On this date of: 8 | 25 | 2023

NOTARY SIGNATURE: *Carolyn S Lococo*

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)