

# UNOFFICIAL COPY

Doc#. 2327646152 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/03/2023 12:10 PM Pg: 1 of 6

## **QUIT CLAIM DEED IN TRUST STATUTORY (ILLINOIS)**

Dec ID 20230901631992  
ST/CO Stamp 0-740-271-056

**THIS INDENTURE WITNESSETH,** that **THE GRANTOR,** Pedro Rosa, married to Maria Nora Cintron, of 7031 W. Touhy Ave., Apt. 205, Niles, IL, County of Cook, State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS AND QUIT CLAIMS** the following described real estate unto Pedro L. Rosa, of 7031 W. Touhy Ave., Apt. 205, Niles, Illinois, not individually, but as Trustee under the **Pedro L. Rosa Living Trust dated August 22, 2023,** and to the Trustees' successors, the real estate, which is situated in the County of Cook, State of Illinois, and which is legally described as follows:

SEE ATTACHED LEGAL DESCRIPTION

**ADDRESS OF REAL ESTATE:** 7031 W. Touhy Ave., Apt. 205, Niles, IL 60714

**PERMANENT REAL ESTATE INDEX NUMBER:** 10-31-100-010-1005

**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said Trust set forth.

Full power and authority is hereby granted to said Trustees and the Trustees' successors in trust to improve, manage, protect, subdivide, dedicate to public use, sell, lease, mortgage, pledge, exchange, convey, donate, or otherwise deal with said real estate upon such terms, conditions and restrictions as the Trustees see fit, with full power to amend, change or modify leases and sales agreements, and the terms and provisions thereof; to grant options to lease, renew leases, or purchase the whole or any part of the reversion, to partition or exchange such real estate, grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about such real estate or any easement appurtenant thereto or any part thereof; to improve, remodel, alter, repair, add to or take from any buildings on such real estate; to insure the real estate, the Trustees and any person having an interest in or responsibility with respect to said real estate; to collect the rents and earnings; and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for the owner thereof to do, whether similar to or different from the ways above specified, at any time or times hereafter. In no case shall any party dealing with said Trustees or the Trustees's successors in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of these trusts have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustees, or be obliged or privileged to inquire into any of the terms of said Trusts; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustees or the Trustees's successors in trust in relation to said real estate shall be conclusive evidence in favor of every person relying upon or

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claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trusts created by this indenture and by said Trusts were 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 Trusts or in some amendment thereof and is binding upon all beneficiaries thereunder, (c) that said Trustees as 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 by 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 their predecessor in trust.

And the said Grantor hereby expressly waives and releases 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 or execution or otherwise.

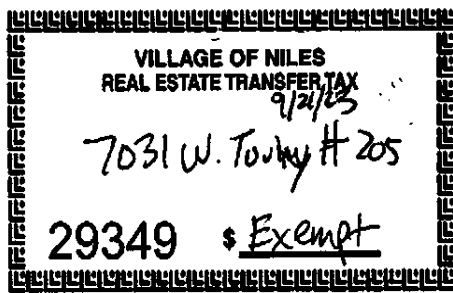
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 25<sup>th</sup> day of August, 2023.

x *Pedro Rosa*  
Pedro Rosa

x *Maria Nora Cintron*  
Maria Nora Cintron  
Maria Nora Cintron has executed this deed for the sole purpose of waiving any and all homestead rights she may have in the property.

Exempt under provisions of Paragraph E, Section 31-45 of the Real Estate Transfer Tax Law (35ILCS 200/31-45).

x *Pedro L. Rosa* dated: 8/25/2023  
Grantor, grantee or representative



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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, DO HEREBY CERTIFY that   Pedro L. Rosa   is 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 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 this 25<sup>th</sup> day of August, 2023.



\_\_\_\_\_  
Notary Public



Prepared By: Richard P. Sora  
Law Office of Richard P. Sora  
350 S. Northwest Highway, #300  
Park Ridge, IL 60068

**Upon recording mail to and**  
**Send subsequent tax bills to:**

**Pedro L. Rosa, Trustee**  
**7031 W. Touhy Ave., Apt. 205**  
**Niles, IL 60714**

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

PARCEL 1: UNIT 205C IN THE 7031 RENAISSANCE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOT 1 IN PONTARELLI'S RENAISSANCE SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983057, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF TOUHY AVENUE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY, 541.43 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 102.67 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 233.83 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS W, 102.67 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 233.83 FEET TO THE POINT OF BEGINNING;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED MARCH 18, 1997 AS DOCUMENT NUMBER 97185485, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF INDOOR PARKING SPACE 19 AND INDOOR STORAGE SPACE 19, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 97185485.

PARCEL 3: EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO RENAISSANCE CONDOMINIUM MASTER ASSOCIATION RECORDED MARCH 18, 1997 AS DOCUMENT NUMBER 97185484.

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## ACCEPTANCE BY TRUSTEE

Pedro L. Rosa, as Trustee of the Pedro L. Rosa Living Trust dated August 22, 2023, hereby accepts the foregoing conveyance of the real property commonly known as 7031 W. Touhy Ave., Apt. 205, Niles, IL 60714.

PIN – 10-31-100-010-1005

Dated this 25<sup>th</sup> day of August, 2023.



\_\_\_\_\_  
PEDRO L. ROSA, Trustee of the Pedro L. Rosa  
Living Trust dated August 22, 2023

I, the undersigned, a Notary Public in and for the County of Cook, State of Illinois, DO HEREBY CERTIFY that Pedro L. Rosa, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes herein set forth.

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



\_\_\_\_\_  
NOTARY PUBLIC

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**GRANTOR:** PEDRO ROSA

**GRANTEE:** PEDRO L. ROSA, Trustee of the Pedro L. Rosa Living Trust dated August 22, 2023

**ADDRESS OF PROPERTY:** 7031 W. TOUHY AVE., APT. 205  
NILES, IL 60714

**STATEMENT BY GRANTOR AND GRANTEE**

The grantor or grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee(s) 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.

x Pedro L. Rosa  
Grantor or Agent

Dated: 8/25/2023

Subscribed and sworn to before me this 25<sup>th</sup> day of August, 2023.

R. P. Sora  
Notary Public



The grantee or grantee's agent affirms and verifies that, the name of the grantee(s) 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.

x Pedro L. Rosa  
Grantee or Agent

Dated: 8/25/2023

Subscribed and sworn to before me this 25<sup>th</sup> day of August, 2023.

R. P. Sora  
Notary Public

