

# UNOFFICIAL COPY

Doc#: 2327728040 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/04/2023 02:22 PM Pg: 1 of 4

## DEED IN TRUST (ILLINOIS)

Mail subsequent tax bills to:

Dec ID 20231001642139

### GRANTEES

**HECTOR M. MORENO as Trustee**  
**LINDA M. MORENO as Trustee**  
**1143 MANCHESTER**  
**WESTCHESTER, IL 60153**

### GRANTORS

**HECTOR M. MORENO and**  
**LINDA M. MORENO husband and wife**  
**1143 MANCHESTER**  
**WESTCHESTER, IL 60153**

WITNESSETH, that the GRANTORS **HECTOR M. MORENO and LINDA M. MORENO**, as husband and wife of the County of **COOK** and State of **ILLINOIS**, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable considerations, the receipt of which is hereby acknowledged, **CONVEYS and QUIT CLAIMS** as follows:

**AN UNDIVIDED ONE-HALF (1/2) INTEREST to HECTOR M. MORENO as Trustee under the terms and provisions of a certain Trust Agreement dated APRIL 8, 2019 and designated as the HECTOR M. MORENO REVOCABLE LIVING TRUST DATED APRIL 8, 2019. Wherein HECTOR M. MORENO and LINDA M. MORENO as husband and wife are the primary beneficiaries holding the beneficial interest as tenants by the entirety**

**AN UNDIVIDED ONE-HALF (1/2) INTEREST to LINDA M. MORENO as Trustee under the terms and provisions of a certain Trust Agreement dated APRIL 8, 2019 and designated as the LINDA M. MORENO REVOCABLE LIVING TRUST DATED APRIL 8, 2019. Wherein LINDA M. MORENO and HECTOR M. MORENO as wife and husband are the primary beneficiaries holding the beneficial interest as tenants by the entirety**

and to any and all successor Trustees appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

**LOT 114 AND THE SOUTH 30.00 FEET OF LOT 115 IN WILLIAM ZELOSKY'S TERMINAL ADDITION TO WESTCHESTER, IN THE SOUTH HALF OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 19, 1925 AS DOCUMENT 9129954, IN COOK COUNTY, ILLINOIS.**

Address of real estate: **1143 MANCHESTER, WESTCHESTER, IL 60154**

Pin No.: **15-16-418-043-0000**

*AK 5-6-19*  
**TRANSFER STAMP**  
**Certification of Compliance**  
*Village of Westchester, Illinois*

Exempt under provisions of Paragraph E of the Property Tax Code.

Date: \_\_\_\_\_ Buyer Seller or Representative \_\_\_\_\_

This Deed was prepared without the benefit of title examination or opinion at the request of the parties hereto. No warranty of guaranty of any kind whatsoever is made by its preparer as to the state of the title of the property, which is described in this Deed.

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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 an 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 an 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 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 been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract option, deal, 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.

4. In the event of the inability, refusal of the Trustee herein named to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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.

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Dated this 8th day of April, 20 19

Hector M. Moreno (SEAL)  
HECTOR M. MORENO

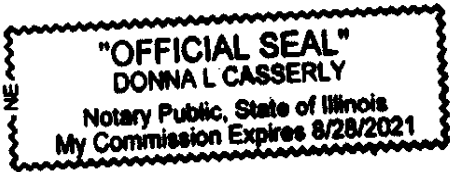
Linda M. Moreno (SEAL)  
LINDA M. MORENO

THE FOREGOING TRANSFER OF TITLE/CONVEYANCE IS HEREBY ACCEPTED BY HECTOR M. MORENO, married to LINDA M. MORENO, AS GRANTOR AND TRUSTEE UNDER THE PROVISIONS OF THE HECTOR M. MORENO REVOCABLE LIVING TRUST DATED APRIL 8, 2019, AND LINDA M. MORENO, married to HECTOR M. MORENO, AS GRANTOR AND TRUSTEE UNDER THE PROVISIONS OF THE LINDA M. MORENO REVOCABLE LIVING TRUST DATED APRIL 8, 2019

Hector M. Moreno (SEAL)  
HECTOR M. MORENO

Linda M. Moreno (SEAL)  
LINDA M. MORENO

State of ILLINOIS, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HECTOR M. MORENO and LINDA M. MORENO Husband and Wife, personally known to me to be the same person(s) whose name(s) subscribe 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, including the release and waiver of the right of homestead.



Given under my hand and official seal, this 8th day of April, 20 19

Commission expires: 8/28/2021

Donna L. Casserly  
NOTARY PUBLIC

After recording, return to:  
JEROME J. GOERGEN  
621 ROLLINGWOOD DR.  
SHOREWOOD, IL 60404

This instrument was prepared by:  
JEROME J. GOERGEN  
621 ROLLINGWOOD DR.  
SHOREWOOD, IL 60404

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## STATEMENT BY GRANTOR AND GRANTEE

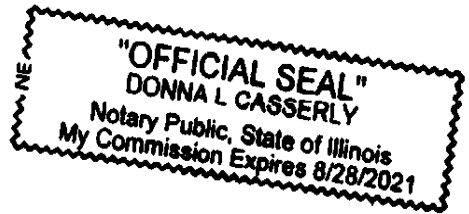
The **grantor** or his/her agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 11-8-19, 2019

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 8<sup>th</sup> day of November, 2019.

Notary Public [Signature]



The **grantee** or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 4-8-19, 2019

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 8<sup>th</sup> day of November, 2019.

Notary Public [Signature]

