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Karen A. Yarbrough
Cook County Clerk
Date: 10/04/2023 04:01 PM Pg: 1 of 4

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ST/CO Stamp 1-970-873-296
City Stamp 1-578-968-016

WARRANTY DEED TO TRUST For Illinois

Prepared by:
Manuel A. Carraenas And Associates
2059 N. Western Ave
Chicago, Illinois 60647
Tel: (773) 227-6858

Taxpayer:
The Pedraza Revocable Living Trust
2526 S. Ridgeway Ave.
Chicago, Illinois 60623

THE GRANTOR: ALFONSO G. PEDRAZA, Jr., Unmarried, Resident of 2526 S. Ridgeway Ave., Chicago, Illinois 60623, the "Grantors"), for and in consideration of TEN AND 00/10DOLLARS (\$10.00) and other good and valuable consideration in hand paid, do(es) hereby convey and warrant(s), unto the following GRANTEE to wit: JACINTA G. PEDRAZA, AS TRUSTEE OF THE PEDRAZA REVOCABLE LIVING TRUST, Dated September 18, 2023, Located at 2526 S. Ridgeway Ave., Chicago, Illinois 60623, all the right, title, and interests which the Grantor has in and to the following described parcel(s) of land, and improvements and appurtenances thereto in the County of Cook, State of Illinois, to wit:

LOT 77 IN BLOCK 47 IN H.H. WALKERS SUBDIVISION OF BLOCKS 33,34,47 AND PART OF BLOCK 48 IN SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 17-19-412-025-0000

C/K/A: 1756 West 19th Street, Chicago, Illinois 60608

Subject to: Covenants, conditions and restrictions of record, public and utility easements of record, general real estate taxes for the year 2022 and subsequent years which are not yet due and payable. 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, FOREVER, the said premises with the appurtenances upon the trusts and for the uses and purposes herein set forth:

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 sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease

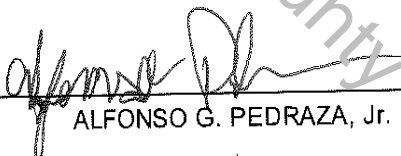
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said property, or any part thereof, from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time not exceeding 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to partition or to exchange said property, 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 said premises 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 case shall any party, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, be obliged to see the application of any purchase money, rent or 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 privileged or obliged to inquire into any of the terms of said Trust Agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in said named Trustees the entire legal and equitable title in fee, in and to all the premises above described.

IN WITNESS WHEREOF, the said Grantors have caused their names to be affixed hereto and have duly and freely executed this instrument on this 18th day of September 2023, at Cook County, City of Chicago, State of Illinois.

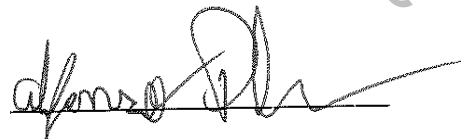


ALFONSO G. PEDRAZA, Jr.

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35, ILCS 200/31-45, SUB PAR. E AND COOK COUNTY ORDINANCE 93-0-27 PAR. E.

Dated: 9/18/23

Sign Grantor/Agent:



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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: 9 | 18 | 20 23

SIGNATURE: [Signature]
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:

By the said (Name of Grantor): ALFONSO G. PEDRAZA

On this date of: 9 | 18 | 20 23

NOTARY SIGNATURE: [Signature]

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: | | 20

SIGNATURE: [Signature]
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:

By the said (Name of Grantee): JACINTA G PEDRAZA

On this date of: 9 | 18 | 20 23

NOTARY SIGNATURE: [Signature]

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)**)