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Doc#: 2328910026 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/16/2023 09:39 AM Pg: 1 of 4

Dec ID 20230901630555
ST/CO Stamp 0-794-004-432
City Stamp 1-867-746-256

2023-03114-AC

DEED IN TRUST (TENANCY BY ENTIRETY) (ILLINOIS)

The GRANTORS,

Kyle Frayn and
Sandra Nallely Burciaga Arellano,
husband and wife

5132 W. Strong Street
Chicago, Illinois 60630

The Above Space For Recorder's Use Only

of Cook County, State of Illinois, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims such interests in real estate to the following GRANTEEES as follows: An undivided one-half (1/2) interest, as TENANTS BY THE ENTIRETY, to Kyle Richard Frayn as Trustee, under the terms and provisions of a certain Trust Agreement dated the 28th day of October, 2022, and designated as The Kyle Richard Frayn Trust, as amended from time to time and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, AND an undivided one-half (1/2) interest, as TENANTS BY THE ENTIRETY, to Sandra Nallely Burciaga Arellano, as Trustee, under the terms and provisions of a certain Trust Agreement dated the 28th day of October, 2022, and designated as The Sandra Nallely Burciaga Arellano Trust, as amended from time to time, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

Kyle Richard Frayn is the primary beneficiary of The Kyle Richard Frayn Trust Dated October 28, 2022, and Sandra Nallely Burciaga Arellano is the primary beneficiary of The Sandra Nallely Burciaga Arellano Trust Dated October 28, 2022. The interests of Kyle Richard Frayn and Sandra Nallely Burciaga Arellano, husband and wife, to the homestead property commonly known as 5132 W. Strong Street, Chicago, Illinois 60630, are to be held as TENANTS BY THE ENTIRETY.

Permanent Real Estate Index Number: 13-09-416-032-0000

Grantees' Address and Address of Real Estate: 5132 W. Strong Street, Chicago, Illinois 60630

Exempt Under provision of paragraph E
Section 31-43 of the Real Estate Transfer Tax Act.

Date: 10/28/23 Buyer, Seller, Agent P.F.M.

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for 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 to 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 herein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole 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 part dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or

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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 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 executions and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so 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 with 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 persons 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 or her removal from the County, the Successor Trustee as provided for in the Trust Agreement shall then be appointed as Successor Trustee 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 in the Certificate of Title, duplicate thereof, or memorial, the word "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 25 day of October, 2022.

Kyle Frayn (SEAL) Sandra Nallely Burciaga Arellano (SEAL)
Kyle Frayn Sandra Nallely Burciaga Arellano

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 Kyle Frayn and Sandra Nallely Burciaga Arellano are 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 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 28th day of October, 2022.

Commission Expires: 12/13/2025
Rachel Pyle
NOTARY PUBLIC



Prepared By and When Recorded Return To: Justin F. Polach, BISCHOFF PARTNERS, LLC, 217 North Jefferson, Suite 600, Chicago, Illinois 60661 (312) 466-9100

Send Subsequent Tax Bills to Kyle Richard Frayn, as Trustee of The Kyle Richard Frayn Trust and Sandra Nallely Burciaga Arellano, as Trustee of The Sandra Nallely Burciaga Arellano Trust, 5132 W. Strong Street, Chicago, Illinois 60630.

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EXHIBIT 'A' LEGAL DESCRIPTION

LOT 3 IN THE RESUBDIVISION OF LOTS 33 TO 36 BOTH INCLUSIVE IN BLOCK 27 IN RESUBDIVISION OF BLOCKS 27 TO 30 BOTH INCLUSIVE AND 35 TO 38 BOTH INCLUSIVE IN THE VILLAGE OF JEFFERSON IN SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 13-09-416-032-0000
COMMONLY KNOWN AS: 5132 W. Strong Street, Chicago, Illinois 60630

Property of Cook County Clerk's Office

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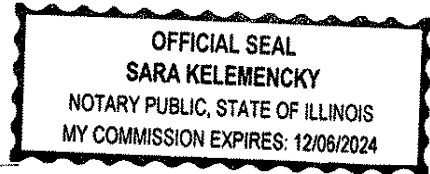
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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.

Dated 10/28/2022

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID AGENT
THIS 28th DAY OF October,
2022



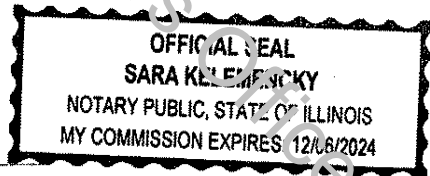
NOTARY PUBLIC [Handwritten Signature]

The grantee or his agent affirms and verifies that 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 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 10/28/2022

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID AGENT
THIS 28th DAY OF October,
2022



NOTARY PUBLIC [Handwritten Signature]

Note: 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 Section 4 of the Illinois Real Estate Transfer Tax Act.]