



2329315029D

DEED IN TRUST - WARRANTY

Doc# 2329315029 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/20/2023 11:38 AM PG: 1 OF 4

THIS INDENTURE WITNESSETH that the Grantors, FREDDY RODRIGUEZ and MARIA ELSIE RODRIGUEZ, husband and wife, for and in consideration of Ten Dollars and no/100 (\$10.00) and other good and valuable consideration in hand paid, convey and warrant unto **FREDDY RODRIGUEZ** and **MARIA ELSIE RODRIGUEZ**, Trustees under the "**THE RODRIGUEZ FAMILY TRUST**" **DATED SEPTEMBER 19, 2023**, the following described real estate in the County of Cook and State of Illinois, to wit:


UNIT NO. 11-B AS DELINEATED UPON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE ("PARCEL")



LOT 1 AND LOT 34 IN ASTOR'S ADDITION TO CHICAGO, A SUBDIVISION OF PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER THE TRUST AGREEMENT DATED MARCH 1, 1974, AND KNOWN AS TRUST NO. 32789 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22828184, TOGETHER WITH AN UNDIVIDED 1.026% INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION).

Commonly known as: **1 E. Schiller #11-B, Chicago, Illinois 60610**
PIN: **17-03-104-020-1027**

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 agreement set forth. In no case shall any party dealing with said Trustees in relation to said premises, or to whom said premises 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 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 Trustees, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustees in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, a) that at the

REAL ESTATE TRANSFER TAX	20-Oct-2023
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	20-Oct-2023
  COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-03-104-020-1027 | 20231001649805 | 1-813-920-720

17-03-104-020-1027 | 20231001649805 | 1-598-413-776

* Total does not include any applicable penalty or interest due.

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time of the delivery thereof the trust created by this indenture and by said trust agreement was 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 trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; c) that said Trustees was 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 to 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 its, his or their predecessor in trust.

And the said Grantors hereby expressly waive and release 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 on execution or otherwise.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 27th day of September, 2023.

Freddy Rodriguez
FREDDY RODRIGUEZ

(SEAL)

Maria Elsie Rodriguez
MARIA ELSIE RODRIGUEZ

(SEAL)

THIS TRANSACTION IS FOR LESS THAN \$100 CONSIDERATION AND EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

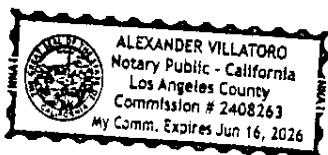
09/27/23
Date

Freddy Rodriguez
Buyer, Seller or Representative

California
STATE OF ~~ILLINOIS~~)
Los Angeles) SS
COUNTY OF ~~DUPAGE~~)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **FREDDY RODRIGUEZ** and **MARIA ELSIE RODRIGUEZ**, husband and wife, 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 21st day of September, 2023.



[Signature]
Notary Public

THIS INSTRUMENT PREPARED BY: GRANTEES' ADDRESS/MAIL TAX BILLS TO:

UNOFFICIAL COPY

**THIS INSTRUMENT PREPARED BY: GRANTEES' ADDRESS/ MAIL TAX BILLS TO:
RETURN TO:**

Attorney David J. Boone

**FREDDY RODRIGUEZ and MARIE ELSIE
RODRIGUEZ, Trustees**

18W140 Butterfield Rd.

16633 Ventura Blvd. #1450

Suite 1500

Encino, CA 91436

Oakbrook Terrace, Illinois 60181

(630) 495-6040

**COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387**

Property of Cook County Clerk's Office

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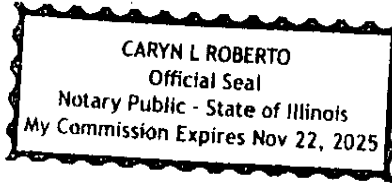
STATEMENT BY GRANTOR AND GRANTEE

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

Dated October 6, 2023

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Caryn Roberto
This 6, day of October, 2023
Notary Public Caryn Roberto

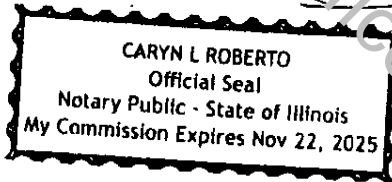


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date October 6, 2023

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Caryn Roberto
This 6, day of October, 2023
Notary Public Caryn Roberto



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.)