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DEED IN TRUST- WARRANTY



Doc# 2330557010 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/01/2023 11:57 AM PG: 1 OF 4

THIS INDENTURE,
WITNESSETH, THAT THE
GRANTORS, **ROBERT
RAMIREZ and DENISE M.
ROA (N/K/A DENISE M.
RAMIREZ}**, a married couple,
of the City of Hometown, County
of Cook, State of Illinois, in
consideration of the sum of ten and
no/100 Dollars (\$10.00), and other
good and valuable consideration,
the receipt of which is hereby
acknowledged, hereby convey and
quit claim to:

FOR RECORDER'S USE

One hundred percent (100%) of the total undivided interest in the property described hereafter to **ROBERT RAMIREZ and DENISE M. RAMIREZ**, not individually, but as Co-Trustees of **THE ROBERT RAMIREZ AND DENISE M. RAMIREZ LIVING TRUST FOR REAL ESTATE**, dated September 27, 2023 of which **ROBERT RAMIREZ and DENISE M. RAMIREZ** are the Co-Trustees and primary beneficiaries, and unto each and every successor trustee(s) under said trust agreement, both of 1903 Wildspring Pkwy, Joliet, IL 60431, and said beneficial interests of the Grantees, husband and wife, to be held not as tenants in common, nor as joint tenants, but as Tenants by the Entirety, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 1258 IN J. E. MERRION AND COMPANY'S HOMETOWN UNIT NUMBER 5, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 24-03-128-044-000

Address of Real Estate: 4649 W. 88th Pl., Hometown, IL 60456

Subject to covenants, conditions and restrictions of record and any current or future real estate taxes.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purpose herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON PAGE 3 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And the said grantor hereby expressly waives and releases any and all right or benefit under and

REAL ESTATE TRANSFER TAX

01-Nov-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

24-03-128-044-0000

| 20231001657976 | 0-468-608-976

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by virtue of any and all statutes of the state of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

DATED this 27th day of September, 2023

Robert Ramirez (SEAL)
ROBERT RAMIREZ

Denise M Ramirez (SEAL)
DENISE M. RAMIREZ

State of Illinois)
) ss
County of Will

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT RAMIREZ and DENISE M. RAMIREZ, 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 seal this 27 day of September, 2023

[Signature]
NOTARY PUBLIC



EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (E) SECTION 31-45 OF THE PROPERTY TAX CODE.

Dated: September 27, 2023 Robert Ramirez
Buyer/Agent/Attorney

The Transfer of title and conveyance herein is hereby accepted by ROBERT RAMIREZ, Trustee of THE ROBERT RAMIREZ AND DENISE M. RAMIREZ LIVING TRUST FOR REAL ESTATE dated September 27, 2023.

Robert Ramirez
Trustee, as aforesaid

TITLE NOT EXAMINED BY PREPARER. INFORMATION FURNISHED.

PREPARED BY: MICHAEL BRADY, M. W. BRADY LAW FIRM, P.C.

AND MAIL DEED TO 20950 S. Frankfort Square Road – Unit B
Frankfort, IL 60423

SEND TAX BILLS TO: ROBERT RAMIREZ and DENISE M. RAMIREZ
4649 W. 88th Pl., Hometown, IL 60456

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TERMS AND CONDITIONS

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoove forever of said party of the second part.

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN. THE POWERS AND AUTHORITY CONFERRED UPON SAID TRUST GRANTEE ARE RECITED BELOW AND INCORPORATED HEREIN BY REFERENCE.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any) of record in said county given to secure the payment of money, and remaining unrealized at the date of delivery hereof.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways, or alleys, to vacate any subdivision in part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the terms of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any 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 part dealing with said Trustee, or any successor 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 Trustee, or any successor in trust, 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 this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, 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 Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of 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 trust, conditions and limitations contained in this indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subject to any claim, judgment or decree for anything in or by or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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STATEMENT BY GRANTOR AND GRANTEE

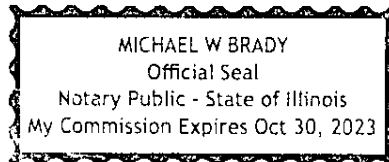
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: September 27, 2023

Signature: Robert Ramney
Grantor or Agent

Subscribed and sworn to before me
by the said Grantor
this 27th day of September, 2023

Notary Public [Signature]



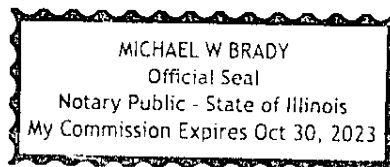
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: September 27, 2023

Signature: Robert Ramney
Grantee or Agent

Subscribed and sworn to before me
by the said Grantee
this 27th day of September, 2023

Notary Public [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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)