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Doc#: 2331129131 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/07/2023 03:26 PM Pg: 1 of 4

Dec ID 20231001663406

City Stamp 1-384-585-168

DEED IN TRUST (ILLINOIS)

THE GRANTOR, FERNANDO VALDEZ, a married man, of the City of Chicago, County of Cook and State of Illinois for and 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 Conveys and Quit Claims to **FERNANDO VALDEZ, Trustee, under Declaration of Trust of FERNANDO VALDEZ,** dated OCTOBER 30, 2023, of 1457 W. Lawrence Avenue, #2B, Chicago, Illinois 60640, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

UNIT 2B (TOGETHER WITH THEIR RESPECTIVE PERCENTAGES OF OWNERSHIP OF COMMON ELEMENTS) AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NO. 90-222372 REGARDING LOT 287 AND LOT 288 (EXCEPT THE SOUTHERLY 40 FEET THEREOF) IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH THREE QUARTERS OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 49 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST HALF OF THE SAID NORTHWEST QUARTER OF SECTION WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 14-17-101-030-1009

Addresses of real estate: 1457 W. Lawrence Avenue, #2B, Chicago, Illinois 60640

THIS IS NOT HOMESTEAD PROPERTY AS TO THE SPOUSE OF FERNANDO VALDEZ

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

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 and 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 and 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 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 inquire into

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the powers and authority of the Trustee, and the execution of every contract, option, deed, 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.

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.

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.

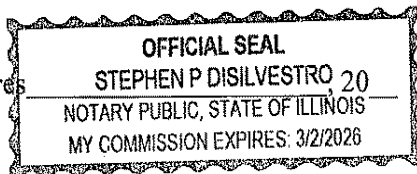
DATED this 30TH day of OCTOBER, 2023.


 (SEAL)
FERNANDO VALDEZ

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 **FERNANDO VALDEZ, a married man**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 30TH day of OCTOBER, 2023.

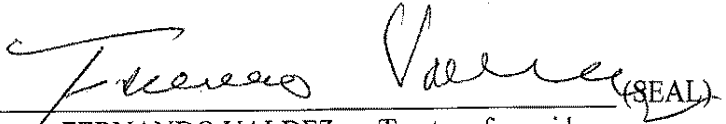
Commission expires




NOTARY PUBLIC

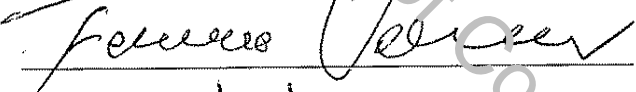
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The Grantee, FERNANDO VALDEZ, as Trustee, under the provisions of the Declaration of Trust of FERNANDO VALDEZ, dated OCTOBER 30, 2023, hereby acknowledges and accepts this conveyance into said trust.



FERNANDO VALDEZ, as Trustee aforesaid

This transaction is exempt pursuant to Paragraph (e) of the Real Estate Transfer Act.


Date: 10/30/23

REAL ESTATE TRANSFER TAX	03-Nov-2023
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

14-17-101-030-1009 | 20231001663406 | 7-384-585-168

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

This instrument was prepared by:
Stephen P. Di Silvestro
5231 N. Harlem Avenue, Chicago, Illinois 60656

MAIL TO:

STEPHEN P. DI SILVESTRO
5231 N. HARLEM AVENUE
CHICAGO, ILLINOIS 60656

SEND SUBSEQUENT TAX BILLS TO:

FERNANDO VALDEZ
1457 W. LAWRENCE AVENUE, #2B
CHICAGO, ILLINOIS 60640

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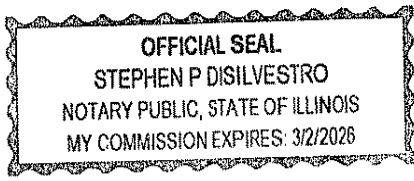
STATEMENT BY GRANTOR AND GRANTEE

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 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.

Date: 10/30/23

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me by the said Grantor this 30th day of OCTOBER, 2023
[Handwritten Signature]
Notary Public

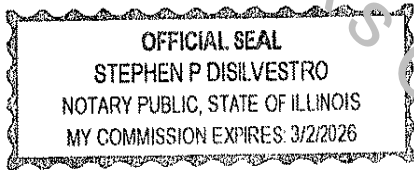


The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership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

Date: 10/30/23

Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me by the said Grantee this 30th day of OCTOBER, 2023
[Handwritten Signature]
Notary Public



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.

(Attached 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.)