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QUIT CLAIM DEED

IN TRUST

Doc#: 2333241026 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/28/2023 11:44 AM Pg: 1 of 4

Dec ID 20231101680781

(The space above for Recorder's use only)

THE GRANTORS, EVARISTO MENDEZ and MARIA DE JESUS MENDEZ a/k/a Maria Dejesus Mendez, husband and wife, of the Village of Wheeling, Cook County, Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEY** and **QUIT CLAIM** to **THE GRANTEES**, EVARISTO MENDEZ AND MARIA DE JESUS MENDEZ, AS CO-TRUSTEES UNDER THE PROVISIONS OF THE MENDEZ FAMILY TRUST Dated November 15, 2023, all interest in the following described Real Estate situated in Cook County, Illinois, legally described as:


LOT 13 IN TONN'S SUBDIVISION OF PART OF LOT "A" IN WILLIE'S CONSOLIDATION OF LANDS IN SECTIONS 1, 2, 11 AND 12 IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON AUGUST 1, 1957, AS DOCUMENT NUMBER 1751660, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants conditions and restrictions of record, 2022 & 2023 taxes and subsequent years, existing mortgages, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

County-Illinois transfer stamps exempt under provisions of Paragraph E Section 31-45, Real Estate Transfer Act.

Evaristo Mendez Date: 11/15/2023
Buyer/Seller/Representative


Real Estate Transfer Approved
Initials MC Date 11/15/23
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

Permanent Index Number (PIN): 03-11-200-069-0000

Address of Real Estate: 137 E. Center Ave., Wheeling, IL 60090

Dated this 15th day of November, 2023

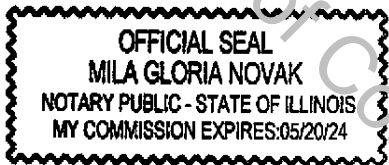
Evaristo Mendez (SEAL) *Maria De Jesus Mendez* (SEAL)
Evaristo Mendez Maria De Jesus Mendez
a/k/a Maria Dejesus Mendez

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STATE OF ILLINOIS)
)ss.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Evaristo Mendez and Maria De Jesus Mendez, 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.

Given under my hand and official seal, this 15th day of November, 2023.



Mila Gloria Novak

NOTARY PUBLIC

Commission expires 05-20-24

This instrument was prepared by:
Mila Gloria Novak, P.C., Attorneys at Law, 2300 W. Lake Street, Melrose Park, IL 60160

MAIL RECORDED DEED TO:
Mila Gloria Novak, P.C.
2300 W. Lake St.
Melrose Park, Il 60160

SEND SUBSEQUENT TAX BILLS TO:
Evaristo & Maria Mendez as Co-Trustees of
the Mendez Family Trust dated 11/15/2023
137 E. Center Ave.
Wheeling, IL 60090

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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.

FULL POWER AND AUTHORITY is hereby granted to said trust to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alley and to vacate any subdivision or part thereof, and to resubdivide said property 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 premises 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 property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or a part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to portion 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 or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other consideration 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 dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or managed by said trustee, 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 trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and ever deed, trust deed, mortgage, lease or other instrument executed by said trustee 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 time of deliver 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 the beneficiaries thereunder, (c) that said trustee 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 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.

The interest of each and every beneficiary hereunder 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 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.

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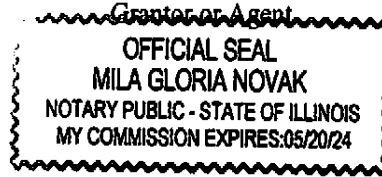
STATEMENT BY GRANTOR AND GRANTEE

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 11-15-23

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me
by the said *[Handwritten Signature]*
dated 11-15-23



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 title to real estate under the laws of the State of Illinois.

Dated 11-15-23

Signature: *[Handwritten Signature]*
Grantee or Agent

Subscribed and sworn to before me
by the said *[Handwritten Signature]* agent
dated 11-15-23



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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).