

# UNOFFICIAL COPY

Doc#: 2333508126 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/01/2023 02:41 PM Pg: 1 of 6

Dec ID 20231101672692

City Stamp 2-120-130-512

## DEED IN TRUST

### THE GRANTOR (NAME AND ADDRESS)

Lyliam E. Rosales  
6461 W. Warner Ave., Apt. 312  
Chicago, IL 60634

THE GRANTOR, Lyliam E. Rosales, divorced and not since remarried, of 6461 W. Warner Ave., Apt. 312, Chicago, IL 60634, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND QUITCLAIM to Lyliam E. Rosales, as Trustee of the Lyliam E. Rosales Revocable Living Trust, dated September 27, 2023, all rights, titles, interest and claims which the Grantor has in and to the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS "EXHIBIT A"

Permanent Index Number(s): **13-18-109-069-1210**

Property Address: **6461 W. Warner Ave. Apt. 312, Chicago, IL 60634**

SUBJECT TO: General and special real estate taxes which are not yet due and payable; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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, to pledge or otherwise to 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 futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 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 property, or any part thereof,

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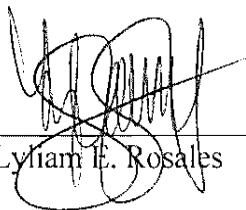
for other real or personal property, to grant easements or charges of any kind, to release, convey, or assign any right, title, or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other 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 party dealing with said Trustee or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of 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, 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee were duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

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.

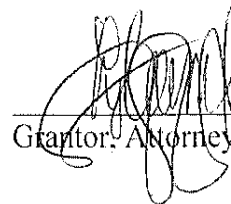
And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sales on execution or otherwise.

Dated this 27 day of September, 2023



Lyliam E. Rosales

EXEMPT UNDER THE PROVISIONS OF  
PARAGRAPH 200, SECTION 31-45(E),  
ILLINOIS PROPERTY TAX CODE.




Grantor, Attorney or Agent

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## TRUSTEE ACCEPTANCE

The Grantee, Lyliam E. Rosales, as Trustee of the Lyliam E. Rosales Revocable Living Trust, dated September 27, 2023, hereby acknowledges and accepts this conveyance into the said trust.

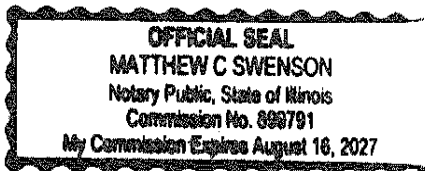


Lyliam E. Rosales, Trustee

STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Lyliam E. Rosales, 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 they signed, sealed and delivered this instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 27<sup>th</sup> day of September, 2023.



Notary Public

THIS INSTRUMENT PREPARED BY  
Emerson Law Firm, LLC  
715 Lake Street, Suite 420  
Oak Park, IL 60301

GRANTEE'S ADDRESS /  
MAIL TO:  
Lyliam E. Rosales, Trustee  
6461 W. Warner Ave., Apt. 312  
Chicago, IL 60634

SEND SUBSEQUENT TAX BILLS TO:  
Lyliam E. Rosales, Trustee  
6461 W. Warner Ave., Apt. 312  
Chicago, IL 60634

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## EXHIBIT A

### PROPERTY LEGAL DESCRIPTION

#### PARCEL 1:

**UNIT 6-312 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN GLENLAKE CONDOMINIUM NUMBER 1, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 96242966, AS AMENDED FROM TIME TO TIME, IN THE SOUTH FRACTIONAL 1/2 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

#### PARCEL 2:


**THE RIGHT TO THE USE OF PARKING SPACE NUMBER P6-53 AND STORAGE SPACE NUMBER S6-53, LIMITED COMMON ELEMENTS AS SET FORTH AND PROVIDED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 96242966.**

Property of Cook County Clerk's Office

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**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

REAL ESTATE TRANSFER TAX		28-Nov-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-18-409-000-1210 | 20231101672692 | 2-120-130-512

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

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 Sept 27, 2023 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Lylia Rosales  
This 27 day of September, 2023.

Notary Public [Signature]

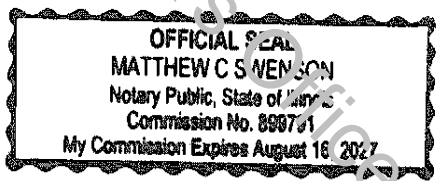


The **Grantee** or his agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 Sept 27, 2023 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Lylia Rosales  
This 27 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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.