

UNOFFICIAL COPY

DEED IN TRUST

MAIL TO:

JASON WILLIAM ROSS and
ESMERALDA MORA
2124 N. Hudson Avenue, Unite 201
Chicago, IL 60614

**NAME AND ADDRESS OF
TAXPAYER:**

JASON WILLIAM ROSS and
ESMERALDA MORA
2124 N. Hudson Avenue, Unite 201
Chicago, IL 60614



Doc# 2335322012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/19/2023 11:48 AM PG: 1 OF 4

RECORDER'S STAMP

THE GRANTOR(S) JASON WILLIAM ROSS and ESMERALDA MORA, husband and wife, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY AND Quit Claim unto JASON WILLIAM ROSS and ESMERALDA MORA, as Trustees under the provisions of a Trust Agreement dated November 16, 2023 and known as The Ross Mora Family Trust, and unto all and every successor or successors in trust under said trust agreement, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1:

Unit 2121-201 in the East Lincoln Park Village Condominium as delineated on a survey of the following described real estate:

The South ½ of Lot 15 (except that part taken for Lincoln Place) in the Subdivision of Lots 1 and 7 and the South ½ of Lot 2 in Block 21 in Canal Trustees Subdivision in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois, and

The South 100 feet of Lot 13 in the Subdivision of Lot 3 in the Assessor's Division of Block 21 in Canal Trustees Subdivision of part of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded as Document 0327432145 together with an undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of Parking Space Number P-14, a limited common element, as delineated on the survey attached to the Declaration of Condominium aforesaid.

Permanent Index Number: 14-33-123-066-1004

Commonly Known As: 2124 N. Hudson Avenue, Unit 201 Chicago, IL 60614

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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

UNOFFICIAL COPY

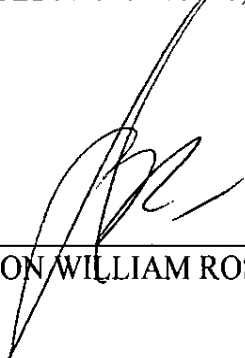
and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 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, 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 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 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 every 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 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 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, 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.

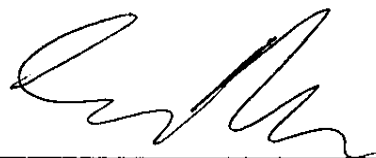
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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.

DATED: November 16, 2023



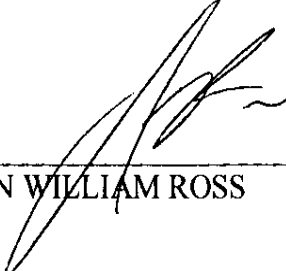
JASON WILLIAM ROSS



ESMERALDA MORA

UNOFFICIAL COPY

The foregoing transfer of title/conveyance is hereby accepted by JASON WILLIAM ROSS and ESMERALDA MORA, as Trustees under the provisions of the Ross Mora Family Trust dated November 16, 2023 as aforesaid.



JASON WILLIAM ROSS





ESMERALDA MORA

STATE OF ILLINOIS)
County of LAKE

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT JASON WILLIAM ROSS and ESMERALDA MORA, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her 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 notarial seal, this 16th day of November, 2023.

REAL ESTATE TRANSFER TAX		19-Dec-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-33-123-066-1004 | 20231101675631 | 1-635-340-336

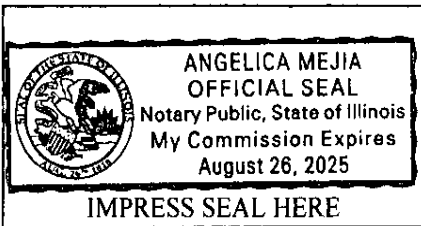


Notary Public

REAL ESTATE TRANSFER TAX		19-Dec-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-33-123-066-1004 | 20231101675631 | 1-823-472-176

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

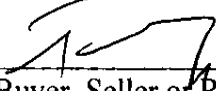


COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF
PARAGRAPH E, SECTION 31-45, REAL ESTATE
TRANSFER TAX LAW

NAME AND ADDRESS OF PREPARER:
Law Offices of Thaddeus M. Bond, Jr. & Associates
708 Florsheim Drive, Suite 10
Libertyville, IL 60048

DATE: November 16, 2023



Buyer, Seller or Representative

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: Nov 16 1, 20 23

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

Angelica Mejia

By the said (Name of Grantor): Ted Benson, Attorney

On this date of: Nov 16 1, 20 23

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: Nov 16 1, 20 23

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Ted Benson, Attorney

On this date of: Nov 16 1, 20 23

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 Act: (35 ILCS 200/Art. 31)**)