

# UNOFFICIAL COPY

Doc#: 2336233126 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/28/2023 10:59 AM Pg: 1 of 4

## QUIT CLAIM DEED IN TRUST ILLINOIS

Dec ID 20231001642953  
ST/CO Stamp 1-565-820-976  
City Stamp 0-479-496-240

Mail To:  
Santana Law Office, P.C.  
236 E North Ave  
Northlake, IL 60164

Name and Address of Taxpayer:  
Maria Almazan  
2514 South St. Louis Ave,  
Chicago, IL 60623

(The Above Space for Recorder's Use Only)

THE GRANTOR(S) Maria Elanora a/k/a Maria Almazan, a single woman, of 2514 South St. Louis Ave, Chicago, IL 60623, for and in consideration of \$10 in hand paid, CONVEY AND QUIT CLAIMS unto Maria Almazan, of 2514 South St. Louis Ave, Chicago, IL 60623 not individually but as Trustees of THE ALMAZAN FAMILY TRUST, under the provisions of a trust agreement created on October 24, 2022, all interest in the following described real estate in the State of Illinois, to wit:

THE SOUTH 15 FEET OF LOT 38 AND THE NORTH 15 FEET OF LOT 36 IN BLOCK 9 IN KING, SCOTT AND WILSON'S ADDITION TO CHICAGO SAID ADDITION BEING A RESUBDIVISION OF LOTS 1 TO 40 INCLUSIVE IN C.C. MOWRY'S SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ AND THE WEST ¼ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 16-26-225-022-0000  
Permanent Index Number(s): 2514 South St. Louis Ave, Chicago, IL 60623

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State; **To Have and To Hold** the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

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, 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

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reversion, by leases to commence in present 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 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 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 was 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 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. The said grantors hereby expressly waive and release rights or benefits under and by virtue of all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

Signed on this 24 day of October 2023.

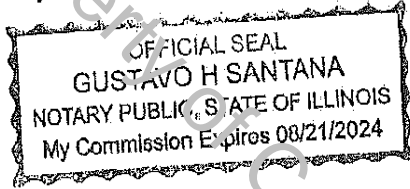
Maria Blanco Maria Almazan  
 Maria Blanco a/k/a Maria Almazan

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STATE OF ILLINOIS        )  
  )  
  )        ss.  
COUNTY OF COOK        )

I, Gustavo Santana, a Notary Public in and for and residing in the said County in the State aforesaid do hereby certify that Maria Blanco a/k/a Maria Almazan, is personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, and for the uses and purposes therein set forth, including right of homestead.

Given under my hand and Notarial Seal, this 24 day of October, 2023.



Gustavo Santana  
Notary Public

My commission expires on 8/21/24.

Prepared by: Santana Law Office, P.C., 236 E North Ave, Northlake, IL 60164.

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE MARIA ALMAZAN TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

Date: 10/24/23

Maria Almazan  
Signature of Buyer, Seller, or Representative

PROPERLY FILED IN COOK COUNTY Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 10/24/2023

SIGNATURE: Maria Almazan  
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:

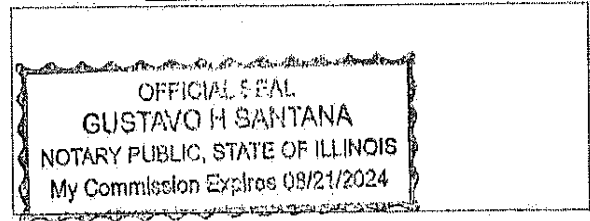
G. Santana

By the said (Name of Grantor): Maria Almazan

On this date of: 10/24/2023

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

DATED: 10/24/2023

SIGNATURE: Maria Almazan  
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:

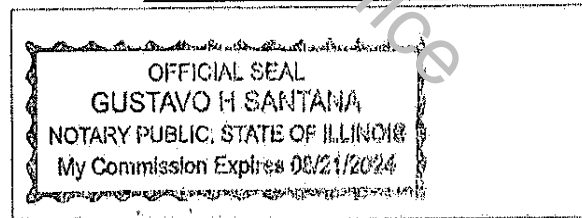
Gustavo Santana

By the said (Name of Grantee): Maria Almazan

On this date of: 10/24/2023

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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)