

# UNOFFICIAL COPY

## DEED IN TRUST Tenancy by the Entirety

### Prepared by and mail Deed to:

Mario Correa, Esq.  
4801 W. Peterson Ave., Ste 414  
Chicago, Illinois 60646

### NAME & ADDRESS OF TAXPAYER

Micaelina Medina Garcia  
5005 W. Waveland Ave.  
Chicago IL, 60641



Doc# 2402610037 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/26/2024 02:56 PM PG: 1 OF 4

THE GRANTORS, **MICAELINA MEDINA** (aka **Micaelina Medina Garcia**), married to Javier Medina, **DAISY MEDINA**, as single woman, and **DANIEL MEDINA**, a single man, all of Cook County, Illinois, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, hereby **CONVEYS AND WARRANTS** an undivided half interest to **MICAELINA MEDINA GARCIA** and **JAVIER MEDINA** as co-trustees of the **MICAELINA MEDINA GARCIA REVOCABLE TRUST dated September 11, 2023**, and the other undivided half interest to **JAVIER MEDINA** and **MICAELINA MEDINA GARCIA** as co-trustee of the **JAVIER MEDINA REVOCABLE TRUST dated September 11, 2023**, the following real estate located in Cook County, Illinois, described as follows:

LEGAL DESCRIPTION – SEE ATTACHED

PIN: 13-21-225-015-0000

ADDRESS: 5005 WEST WAVELAND AVENUE, CHICAGO ILLINOIS, 60641

TO HAVE AND TO HOLD the real estate with the appurtenances on the trusts and for the purposes set forth in this deed in trust which in relevant part each trust currently names as primary beneficiary **JAVIER MEDINA** (“Husband”) and **MICAELINA MEDINA GARCIA** (“Wife”) and that the interests of the husband and wife to the homestead property are to be held as tenants by the entirety as provided in 765 ILCS 1005/1c so long as the Husband and Wife remain married to each other.

Full power and authority is granted here to the trustee or its successors of both trusts named as grantees herein to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

In no case will any party dealing with the trustee in relation to the real estate or to whom the real estate or any part of it is conveyed, contracted to be sold, leased, or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement. Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the real estate will be conclusive evidence in favor of every person relying on or claiming under any conveyance, lease or other instrument of this type: (a) that at the time of the delivery the trust created here and by the trust agreement was

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in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained here and in the trust agreement or in the amendments, and binding on all beneficiaries, (c) that trustee was authorized and empowered to execute and deliver every deed, trust deed, lease, mortgage or other instrument of this type, and (d) if the conveyance is made to a successor or successors in trust, that the 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, her or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them will be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and this interest is declared here to be personal property. No beneficiary will have any title or interest, legal or equitable, in or to the real estate, but only an interest in the possession, earnings, avails, and proceeds from it.

Executed on this 11 day of September 2023

Micaelina Medina Garcia  
MICAELINA MEDINA GARCIA

Daniel Medina  
DANIEL MEDINA

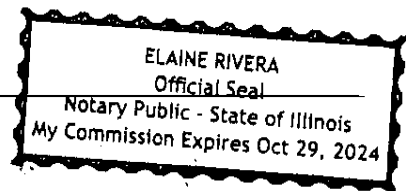
Daisy Medina  
DAISY MEDINA

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that MICAELINA MEDINA GARCIA, DANIEL MEDINA, and DAISY MEDINA, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 11 day of September, 2023

Elaine Rivera  
(Notary Public)



<p>COUNTY – ILLINOIS TRANSFER STAMP  EXEMPT UNDER PROVISIONS OF PAR.  <u>  </u> SECTION 31-45, REAL  ESTATE TRANSFER TAX LAW, 35 ILCS  200/31-45.  DATE: <u>9/11/2023</u>  <u>Micaelina Medina Garcia</u>  Buyer, Seller or Representative</p>
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## LEGAL DESCRIPTION

THE EAST 35 FEET OF THE WEST 70 FEET OF LOT 15 IN KOSTNER AND ZANDER'S WEST IRVING PARK SUBDIVISION IN THE NORTH 1/2 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PIN: 13-21-225-015-0000

ADDRESS: 5005 WEST WAVELAND AVENUE, CHICAGO ILLINOIS, 60641

REAL ESTATE TRANSFER TAX		26-Jan-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-21-225-015-0000 | 20240101606234 | 1-971-145-776

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

REAL ESTATE TRANSFER TAX		26-Jan-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-21-225-015-0000 | 20240101606234 | 2-007-616-560

Property of 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: 9/11/2023

SIGNATURE: Jefra Alejandra Rang  
GRANTOR or AGENT

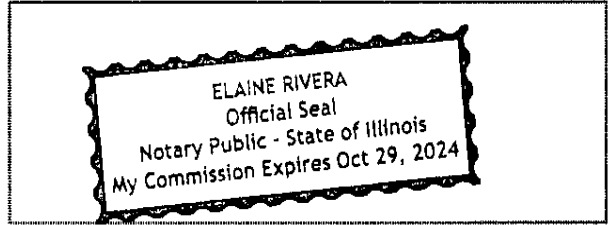
**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): Michaelina Medina, Daisy Medina + Daniel Medina  
AFFIX NOTARY STAMP BELOW

On this date of: 9/13/2023

NOTARY SIGNATURE: Elaine Rivera



### 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: 9/11/2023

SIGNATURE: Jefra Alejandra Rang  
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: Elaine Rivera

By the said (Name of Grantee): Michaelina Medina Garcia Rev. Trust + Daniel Medina Rev. Trust  
AFFIX NOTARY STAMP BELOW

On this date of: 9/11/2023

NOTARY SIGNATURE: Elaine Rivera



### 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)**)