

# UNOFFICIAL COPY

## DEED IN TRUST

Doc#: 2407120171 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/11/2024 12:29 PM Pg: 1 of 3

Dec ID 20240301648036

ST/Co Stamp 0-349-219-376 ST Tax \$0.00 CO Tax \$0.00

City Stamp 1-437-903-408 City Tax \$0.00

**GRANTORS, Jose Del Valle and Rosario Del Valle, a married couple, of 1433 Spruce Lane, Westmont, Illinois 60559**

for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby

**CONVEY and WARRANT to: Jose M. Del Valle and Rosario Q. Del Valle, Trustees of the Jose M. Del Valle Trust dated February 16, 2024, and any amendments thereto, of 1433 Spruce Lane, Westmont, Illinois 60559, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:**

*For Recorder's Use*

UNIT 824-A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN TRI-TECH PARK CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 94831091, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 17-18-317-071-001

Commonly known as: 824 S. Leavitt Street, Unit A, Chicago, Illinois 60612

\*\*\*THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT BOTH THE GRANTOR'S AND GRANTEE'S REQUEST\*\*\*

**TO HAVE AND TO HOLD** said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

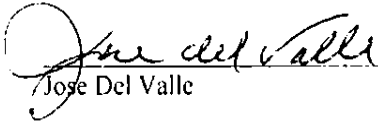
1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (A) to manage, improve, divide or subdivide the trust property, or any part thereof, (B) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (C) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (D) To dedicate parks, street, highways, or alleys, and to vacate any portion of the premises. (E) To lease and enter into releases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. 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.

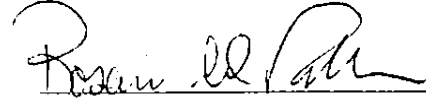
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All the covenants, conditions, powers, rights and duties vested hereby, in the respective parties; shall inure to and be binding upon their heirs, legal representatives and assigns.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

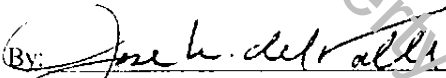
DATED this 16<sup>th</sup> day of February, 2024.

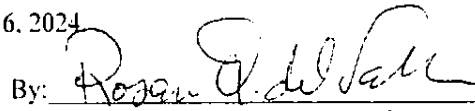
  
Jose Del Valle

  
Rosario Del Valle

### ACCEPTANCE BY TRUSTEES:

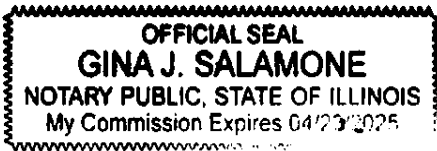
The undersigned trustees hereby accept the conveyance of the real property herein as an asset of the Jose M. Del Valle Trust dated February 16, 2024.

By:   
Jose M. Del Valle, Trustee of the Jose M. Del Valle Trust dated February 16, 2024

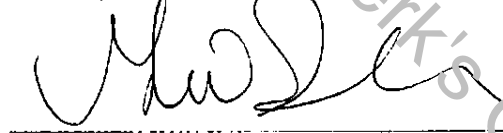
By:   
Rosario Q. Del Valle, Trustee of the Jose M. Del Valle Trust dated February 16, 2024

STATE OF ILLINOIS    )  
COUNTY OF DuPage    )

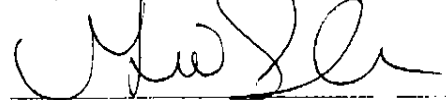
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jose Del Valle and Rosario Del Valle, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given my hand and seal this 16<sup>th</sup> day of February, 2024.

  
Notary Public

Exempt Under Provisions of Paragraph (e) Section 31-45,  
(Property Tax Code, Real Estate Transfer Tax Law)

 2/16/2024  
Attorney Date

<b>Deed prepared by:</b> Huck Bouma PC Gina Salamone 1755 S. Naperville Road, #200 Wheaton, Illinois 60189	<b>Send tax bill to:</b> Jose M. Del Valle, Trustee Rosario Q. Del Valle, Trustee 1433 Spruce Lane Westmont, Illinois 60559	<b>After recording return to:</b> Huck Bouma PC Gina Salamone 1755 S. Naperville Road, #200 Wheaton, Illinois 60189
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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: 16th Feb 2024

SIGNATURE: Jose Del Valle  
GRANTOR or AGENT  
Jose Del Valle

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

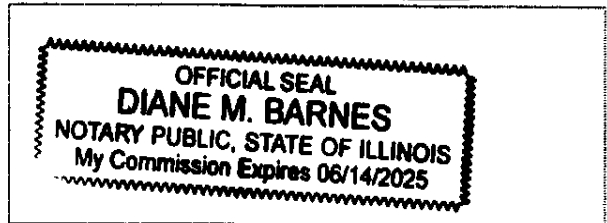
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Jose Del Valle

On this date of: 16th Feb 2024

NOTARY SIGNATURE: Diane M Barnes

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: 16th Feb 2024

SIGNATURE: Jose M. Del Valle  
GRANTEE or AGENT  
Jose M. Del Valle, Trustee

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

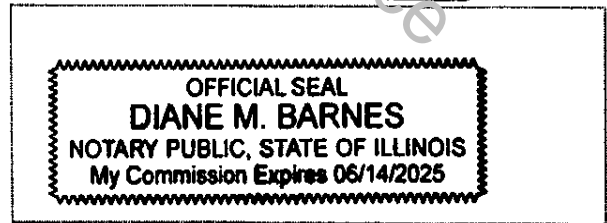
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Jose M. Del Valle, Trustee

On this date of: 16th Feb 2024

NOTARY SIGNATURE: Diane M Barnes

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)**)