

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

Doc#. 2407124221 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/11/2024 11:14 AM Pg: 1 of 3

Dec ID 20240201640599

MAIL DEED TO:

JUANITO P. PASIA AND
CARMELITA C. PASIA
8708 AUSTIN AVENUE
MORTON GROVE, IL 60053

MAIL TAX BILLS TO:

JUANITO P. PASIA AND
CARMELITA C. PASIA
8708 AUSTIN AVENUE
MORTON GROVE, IL 60053

THE GRANTOR(S) JUANITO P. PASIA, and CARMELITA C. PASIA, f/k/a CARMELITA V. CABRERA, Husband and Wife of 8708 AUSTIN AVENUE, MORTON GROVE, IIL 60053, for and in consideration of TEN DOLLARS AND 00/00 (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to JUANITO P. PASIA AS TRUSTEE OF THE JUANITO P. PASIA AND CARMELITA C. PASIA TRUST DATED FEBRUARY 24, 2024, 8708 AUSTIN AVENUE, MORTON GROVE, IIL 60053, the beneficial interest of said trust being held by JUANITO P. PASIA AND CARMELITA C. PASIA, Husband and Wife as tenants by the entirety, in the County of Cook and, State of Illinois, all interests in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 11 AND THE NORTH 1/2 OF LOT 12 IN BLOCK 2 IN DEMPSTER AUSTIN HIGHLANDS, BEING A SUBDIVISION OF THE EAST HALF OF THE NORTH EAST QUARTER OF THE NORTH WEST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 10-20-108-041-0000

Property Address: 8708 AUSTIN AVENUE, MORTON GROVE, IL 60053

Hereby releasing all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions and restrictions of record, and for general taxes for tax year 2023 and subsequent years.

DATED THIS 24 DAY FEBRUARY, 2024

X Juanito P. Pasia
JUANITO P. PASIA

X Carmelita C. Pasia
CARMELITA C. PASIA
F/K/A CARMELITA V. CABRERA

EXEMPT-PURSUANT TO SECTION 1-11-5
VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

EXEMPTION NO. 11379 DATE 2.28.24

ADDRESS 8708 AUSTIN
(VOID IF DIFFERENT FROM DEED)

BY JP

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

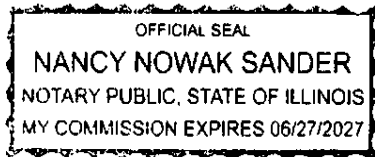
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that **JUANITO P. PASIA AND CARMELITA C. PASIA, FKN CARMELITA V. CABRERA** is/are personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as of their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 24 day of February, 2024.



NOTARY PUBLIC

My commission expires:



THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH 4, SECTION E OF THE
REAL ESTATE TRANSFER ACT.

 2/25/24

GRANTOR OR AGENT

NAME and ADDRESS OF PREPARER:
NANCY NOWAK SANDER
SANDER LAW OFFICES
8532 SCHOOL STREET
MORTON GROVE, IL 60053
847-965-4852

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CHICAGO TITLE

CHICAGO TITLE INSURANCE COMPANY

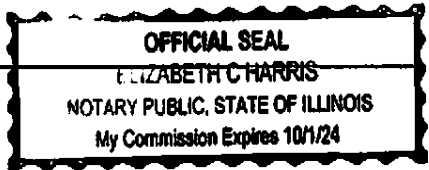
STATEMENT BY GRANTOR AND GRANTEE

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: 2-24-24 Signature: *Nancy Aronak*
Grantor or Agent

Subscribed and sworn to before me:

Elizabeth C. Harris
Notary Public



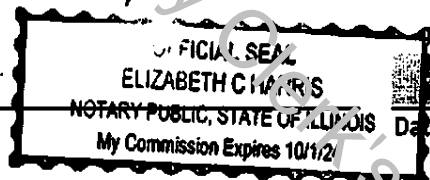
2-24-24
Date

The grantee or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 2-24-24 Signature: *Grace Arnold*
Grantor or Agent

Subscribed and sworn to before me:

Elizabeth C. Harris
Notary Public



2-24-24
Date

Note: Any person who knowingly submits a false statement concerning the identity of the 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)