

UNOFFICIAL COPY

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KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/13/2024 11:37 AM Pg: 1 of 6
Dec ID 20240301650954

QUIT CLAIM DEED IN TRUST (ILLINOIS)

THE GRANTORS, **SAMUEL SILVA** and **CIANELA SILVA**, husband and wife, of the Village of Brookfield, County of Cook and the State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, hereby

Convey and Quit Claim Unto

SAMUEL SILVA and **CIANELA SILVA**, as co-trustees of the Samuel Silva and Cianela Silva Joint Trust dated March 8, 2024, of which **SAMUEL SILVA** and **CIANELA SILVA**, are the primary beneficiaries, and all and every Successor Trustee or Trustees, not as joint tenants or as tenants in common, but as tenants by the entirety, the following described real estate situated in the County of Cook and State of Illinois, to-wit:

Above space for Recorder's Office use only

LOTS 21 AND 22 IN BLOCK 57 IN S.E. GROSS' ADDITION TO GROSSDALE IN THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 15-34-116-004-0009 and
15-34-116-003-0000

Address of Real Estate: 9541 Jackson Avenue, Brookfield, Illinois 60513

TO HAVE AND TO HOLD the said premises with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining 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, and authorities vest 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 (including leases of coal, oil, gas, and other minerals), from time to time, in possession or reversion, by leases to commence in praesenti

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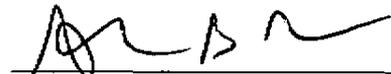
or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases upon any terms and provisions thereof 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 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.

All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

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 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, 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 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.

This transaction is exempt under the provisions of paragraph (e) of Section 31-45 of the Illinois Real Estate Transfer Tax Law, 35 ILCS 200/31-45(e).



Attorney

Date: March 8, 2024

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IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 8th day of March, 2024.


SAMUEL SILVA, individually


CIANELA SILVA, individually

I, SAMUEL SILVA, as co-trustee of the Samuel Silva and Ciana Silva Joint Trust dated March 8, 2024, hereby acknowledge receipt and acceptance of the above described real estate as of the date thereof.


SAMUEL SILVA, as co-trustee

I, CIANELA SILVA, as co-trustee of the Samuel Silva and Ciana Silva Joint Trust dated March 8, 2024, hereby acknowledge receipt and acceptance of the above described real estate as of the date thereof.


CIANELA SILVA, as co-trustee

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STATEMENT BY GRANTORS OR GRANTEES

The grantors or the grantors' agent affirm that, to the best of the grantors' knowledge, the name of the grantees 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: March 8, 2024

Signature:

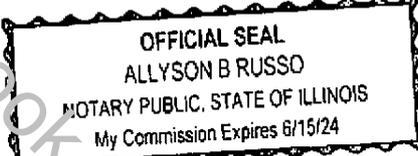
SAMUEL SILVA, individually, as grantor

Subscribed and sworn to before me by the said SAMUEL SILVA and CIANELA SILVA on March 8, 2024

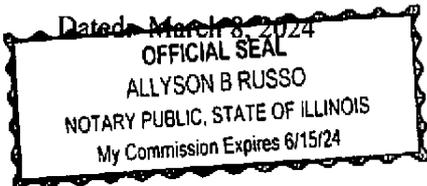
Signature:

CIANELA SILVA, individually, as grantor

Notary Public



The grantees or the grantees' agent affirm and verify that the name of the grantees 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.



Signature:

SAMUEL SILVA, as co-trustee of the Samuel Silva and Ciana Silva Joint Trust dated March 8, 2024, as grantee

Subscribed and sworn to before me by the said SAMUEL SILVA and CIANELA SILVA on March 8, 2024

Signature:

CIANELA SILVA, as co-trustee of the Samuel Silva and Ciana Silva Joint Trust dated March 8, 2024, as grantee

Note: 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. (Attached to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Real Estate Transfer Tax Act.)

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Village of Brookfield

Municipal Debt Satisfaction Certificate

This certificate serves as confirmation of compliance with

Village of Brookfield Ordinance #2021-53

Property Address: 9541 JACKSON AVE

Name of Seller: SAMUEL AND JIANELA SILVA

Date of Issuance: 03/11/2024

Amount Paid: EXEMPT

Certificate is valid for 30 days from date of issuance



Douglas E Cooper, Finance Director