

# UNOFFICIAL COPY

## QUITCLAIM DEED IN TRUST THIS INDENTURE WITNESSETH,

That the Grantor(s), **MELA PEÑA**,  
married to Rolendio Peña, of the County  
of Cook and the State of ILLINOIS for  
and in consideration of TEN AND  
NO/100 Dollars, and other good and  
valuable considerations in hand paid,  
**CONVEY AND OUIT CLAIM** unto the

**MARQUETTE BANK**, an Illinois Banking Association, whose address is 9533 W. 143<sup>rd</sup> St, Orland Park, Illinois 60462, as Trustee under the provisions of a trust agreement dated the 31<sup>st</sup> day of January 2024 and known as Trust Number 31251 the following described Real Estate in the County of Cook and the State of Illinois, to-wit:

LOT 27 IN DANA AND BLAYBON'S SUBDIVISION OF THE NORTH ½ OF BLOCK 54 IN THE  
SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Property Address:** 2156 West Cullerton Street, Chicago, Illinois 60608

**Permanent Index No:** 17-19-312-025-0000

*\*Property is not subject to homestead to Rolendio Peña*

TO HAVE AND TO HOLD, the premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth. See reverse side for terms and powers of trustee. And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his hand and seal this 29<sup>th</sup>  
day of February, 2024

X Mela Peña

Signature MELA PEÑA

STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public, in and for said County in the State aforesaid do hereby certify that MELA PEÑA 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.

Dated 02.29.2024



Doc# 2407407043 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/14/2024 2:53 PM

PAGE: 1 OF 4

Keren Higinio Flores

Notary Public



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REAL ESTATE TRANSFER TAX 14-Mar-2024



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-19-312-025-0000 | 20240301650122 | 1-341-119-024

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

REAL ESTATE TRANSFER TAX 14-Mar-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-19-312-025-0000 | 20240301650122 | 1-366-456-880

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
 RECORDING DIVISION  
 118 N. CLARK ST. ROOM 120  
 CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE  
 RECORDING DIVISION  
 118 N. CLARK ST. ROOM 120  
 CHICAGO, IL 60602-1387

RECORDED  
 INDEXED  
 FILED

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## TERMS AND CONDITIONS

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 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 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 reversion, by leases to commence in praesenti or futuro, and upon any terms and period 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 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 in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgage by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises or be obliged to see that the terms of this 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, trust 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 upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of delivery thereof the trust created by this indenture and by said 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 this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that a successor or successors in trust, that such successor to successors in trust have been properly appointed and fully vested with all the title, estate, rights, power, authorities, duties and obligations of its, his 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register for note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

### AFTER RECORDING, PLEASE MAIL TO:

Marquette Bank/ Trust Department  
9533 West 143<sup>rd</sup> Street  
Orland Park, Illinois 60462

### THIS INSTRUMENT WAS PREPARED BY:

Villalobos & Associates  
1620 Ves. 18<sup>th</sup> Street,  
Chicago, Illinois 60608

### MAIL REAL ESTATE TAX BILLS TO:

Ms. Mela Peña  
2236 W. Culleron St,  
Chicago, IL 60608

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
Sub par. E and Cook County Ord. 93-0-27 par. 4

Date 2-29-24 Sign Kerent Hignok

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**THIS INSTRUMENT WAS PREPARED BY:**

Raul A Villalobos (Villalobos & Associates)

1620 West 18th Street

Chicago, Illinois 60608

**AFTER RECORDING, PLEASE MAIL TO:**

Marquette Bank/Trust Department

9533 West 143rd Street

Orland Park, Illinois 60462

### 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 February 29 2024

Signature Grantor or Agent

Subscribed and sworn to before me this

29th day of February 2024

*Keven Higinio Flores*  
Notary Public



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

Dated February 29 2024

Signature Grantee or Agent

Subscribed and sworn to before me this

29th day of February 2024

*Keven Higinio Flores*  
Notary Public



### 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.

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