

UNOFFICIAL COPY

QUIT CLAIM DEED INTO TRUST



Doc# 2408023063 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/20/2024 3:00 PM

PAGE: 1 OF 6



THIS INDENTURE WITNESSETH, THAT the **Grantors**, Antonio Mancilla and Eleazar Acosta de Mancilla, husband and wife of the City of Elgin and State of Illinois, is conveying all of said Grantors' interests in the real estate described herein to the **Grantees**, Antonio Mancilla and Eleazar Acosta de Mancilla, Trustees of the Antonio and Eleazar Mancilla Trust under agreement dated February 19, 2024, the Grantees address is 362 Martin Drive, Elgin, Illinois 60120.

WITNESSETH, that **Grantors** in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, does hereby convey and quit claim unto said **Grantees** all of the Grantors' right, title and interest in the following described real estate situated in the County of Cook in the State of Illinois, to-wit:

UNIT 640-C TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE OF 640-CG; 640-CP AND 640-CS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF WAVERLY COMMONS CONDOMINIUM BEING A PART OF LOTS 1 AND 2 OF AMENDED PLAT OF HIGHFIELD PLACE, AS PER DOCUMENT NO. 25723114 RECORDED JANUARY 2, 1981, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 25, 1986 AS DOCUMENT 86114413 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Address of Property: 640 Waverly Drive, Unit C, Elgin, Illinois 60120

Permanent Index Number: 06-07-313-045-1011

| REAL ESTATE TRANSFER TAX | | 19-Mar-2024 | |
|---|-----------|--------------------------------|--|
|  | COUNTY: | 0.00 | |
|  | ILLINOIS: | 0.00 | |
| TOTAL: | | 0.00 | |
| 06-07-313-045-1011 | | 20240201636164 1-020-364-336 | |

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All of the Grantor's interest in said property, including the right of homestead, shall be conveyed together with the hereditaments, tenements and appurtenances thereto belonging, but subject to: (a) Covenants, conditions, easements and restrictions of record; and (b) general real estate taxes not yet due and payable and subsequent years.

THE GRANTEE TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in such trust agreement set forth.

Full power and authority is hereby granted to the trustees of said Grantee 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 in futuro, 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 and the 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 changes 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 mortgaged 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 the 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 said trustee was duly authorized and empowered to

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execute and deliver every such deed, trust 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 have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

And the said Grantor hereby expressly waives and releases any and all right of 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.

19th IN WITNESS WHEREOF, the Grantors aforesaid has hereunto set their hand and seal this day of February, 2024.

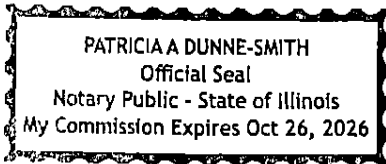
By: *Antonio Mancilla*
Antonio Mancilla

By: *Eleazar Acosta de Mancilla*
Eleazar Acosta de Mancilla

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, the undersigned, a Notary Public in, and for said County and State aforesaid, do hereby certify that Antonio Mancilla and Eleazar Acosta de Mancilla, are 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 said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 19th day of February, 2024.

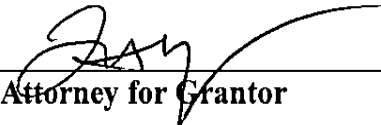


Patricia A Dunne-Smith
Notary Public

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Exempt under the provisions of Paragraph 3, Section 31-45(e) Property Tax Code.

Dated: 2/19/24



Attorney for Grantor

Prepared By & Return Deed To:

Ted A. Meyers
MEYERS & FLOWERS, LLC
3 N. Second Street, Suite 300
St. Charles, Illinois 60174

Send Tax Bills To:

Antonio Mancilla
Eleazar Acosta de Mancilla
862 Martin Drive
Elgin, IL 60120

Property of Cook County Clerk's Office

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CITY OF ELGIN REAL ESTATE TRANSFER STAMP APPLICATION FORM

02/27/2024
Date of Filing with City

(FOR RECORDER'S USE ONLY)

Recorder or Registrar's Deed # _____

Date Recorded: _____



CHECK APPROPRIATE BOX(ES)

- | | |
|--|---|
| <input type="checkbox"/> Single Family Resident | <input type="checkbox"/> Commercial |
| <input checked="" type="checkbox"/> Condo, Co-op, or Town Home | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> 2 or 3 Unit (Residential) | <input type="checkbox"/> Vacant Land |
| <input type="checkbox"/> 4 or More Unit (Residential) | <input type="checkbox"/> Other (Attach Description) |

INSTRUCTIONS:

This form must be filled out completely, signed by at least one of the grantors (sellers) or agent, and presented to the Finance Department, 150 Dexter Court, Elgin, IL 60120, at the time of the request for the real estate transfer stamp, as required by the City of Elgin Real Estate Transfer Ordinance. Also, a copy of the deed and the Illinois Tax Declaration form must be submitted with the request. The stamp must be affixed to the deed when the title is recorded with the County.

All requests for mailing of the transfer stamp must be accompanied by a self-addressed, stamped envelope

Please email all documents to Transferstamp@cityofelgin.org

For additional information, please call 311 (in Elgin) or 847-931-6001 Monday through Friday, 7:00 AM to 5:00 PM

Address of Property 640 Waverly Drive, Unit C 60120
Street Zip Code

Permanent Property Index No.: 06-07-313-045-1011

Date of Deed 02/19/2024 Type of Deed: Quit Claim Deed In Trust

We hereby declare the above facts contained in this declaration to be true and correct.

GRANTOR

Antonio Mancilla and Eleazar Acosta de Mancilla 862 Martin Drive, Elgin, Illinois 60120
Name Address, City, State, Zip
[Signature] 2-20-2024
Signature Date Signed

GRANTEE

Antonio Mancilla & Eleazar Acosta de Mancilla, Co-Trustee 862 Martin Drive, Elgin, Illinois 60120
Name Address, City, State, Zip
[Signature] 2-20-2024
Signature Date of Signature

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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: 03 / 11 / 20 24

SIGNATURE: [Signature]
GRANTOR or AGENT

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

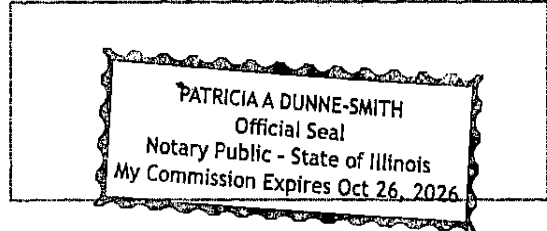
Subscribed and sworn to before me, Name of Notary Public:
Antio Mancilla and Eleazar

By the said (Name of Grantor): Acosta deMancilla

On this date of: 03 / 11 / 20 24

NOTARY SIGNATURE: [Signature]

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: 03 / 11 / 20 24

SIGNATURE: [Signature]
GRANTEE or AGENT

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

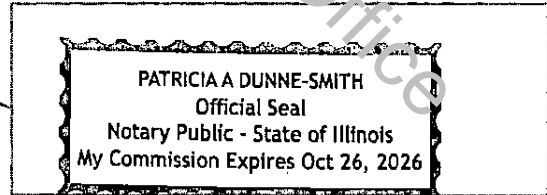
Subscribed and sworn to before me, Name of Notary Public:

Antonio and Eleazar Mancilla Trust

On this date of: 03 / 11 / 20 24

NOTARY SIGNATURE: [Signature]

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)**)