

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST



Doc# 2408508019 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/25/2024 11:39 AM
PAGE: 1 OF 5

THE GRANTORS Fernando Espinoza and Eulalia Rossana Espinoza, husband and wife, of the City of Chicago, County of Cook, and State of Illinois, for and in consideration of Ten and No/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, the receipt and sufficiency of which are hereby acknowledged, CONVEY AND QUIT CLAIM to Fernando Espinoza, not individually, but as Trustee of the FERNANDO ESPINOZA TRUST DATED MARCH 4, 2024 and to Eulalia Rossana Espinoza, not individually, but as Trustee of the EULALIA ROSSANA ESPINOZA TRUST DATED MARCH 4, 2024 both whose address is 5537 S. Newland Avenue, Chicago, IL 60638 the "Grantors") (hereinafter referred to as "said trustees" regardless of the number of trustees), as TENANTS BY THE ENTIRETY and unto all and every successor or successors in trust under said trust agreements, of the Grantors' 100% interest in the following described real estate in the County of Cook, State of Illinois, to wit:


See Legal Description as Exhibit A attached hereto and made a part hereof

Property Tax Number: 19-18-105-038-0000

Commonly known as: 5537 S. Newland Avenue, Chicago, IL 60638

Exempt under provisions of Paragraph E, Section 31-45 Real Estate Transfer Tax Law

Dated: March 4, 2024.



Fernando Espinoza

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreements and set forth herein. Each trust has as its respective grantor, a husband and wife, and said husband and wife are the primary beneficiaries of said trusts, and the interests of the husband and wife in the property are to be held as tenancy by the entirety.

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Full power and authority are hereby granted to said trustees 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 vested in said trustees; 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, 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 thereof, 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 trustees 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 trustees, 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 the trusts have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 agreements were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Indenture and in said trust agreements or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees were duly authorized and empowered to 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. The said grantors hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing the exemption of homesteads from sale on execution or otherwise.

REAL ESTATE TRANSFER TAX

25-Mar-2024



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

19-18-105-038-0000 | 20240301658326 | 0-497-751-600

* Total does not include any applicable penalty or interest due. 2
4855-2465-8599.v1.36057.82538

REAL ESTATE TRANSFER TAX

25-Mar-2024



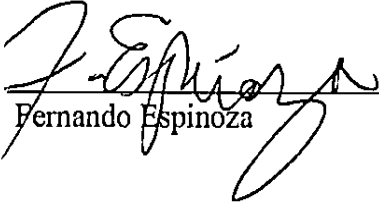
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

19-18-105-038-0000

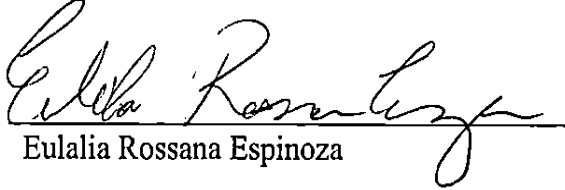
| 20240301658326 | 0-895-555-120

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IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hand and seal this 4th day of March, 2024.



Fernando Espinoza




Eulalia Rossana Espinoza

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, Fernando Espinoza and Eulalia Rossana Espinoza, husband and wife, 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, if any.

Given under my hand and official seal, this 4th day of March, 2024.





Notary Public

My commission expires: 3/15/2026

This instrument was prepared by and after recording mail to:

Christina M. Mermigas
Chuhak & Tecson, P.C.
120 S. Riverside Plaza, Suite 1700
Chicago, IL 60606

Send subsequent tax bills to:

Fernando Espinoza Trust and
Eulalia Rossana Espinoza Trust
5537 S. Newland Avenue
Chicago, IL 60638

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EXHIBIT "A" LEGAL DESCRIPTION

THE NORTH ½ OF LOT 15 IN BLOCK 83 IN FREDRICK H. BARTLETT'S SIXTH ADDITION TO BARTLETT HIGHLANDS, BEING A SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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.

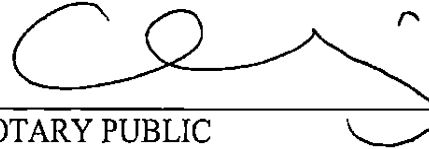
Dated: March 4, 2024.



Fernando Espinoza

SUBSCRIBED and SWORN to before me this 4th day of March, 2024.






NOTARY PUBLIC

My commission expires: 3/15/2026.

The grantee 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 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.

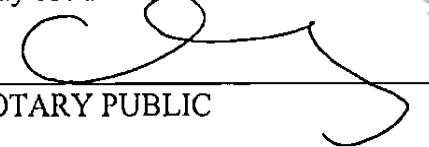
Dated: March 4, 2024.



Fernando Espinoza, Trustee

SUBSCRIBED and SWORN to before me this 4th day of March, 2024.





NOTARY PUBLIC

My commission expires: 3/15/2026.

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 ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 5 of the Illinois Real Estate Transfer Act.]