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DEED IN TRUST (Illinois)

Mail to:

Javier Campos
Maria A. Campos
8355 Lockwood Avenue
Burbank, IL 60459

Name & address of taxpayer:

Javier Campos
Maria A. Campos
8355 Lockwood Avenue
Burbank, IL 60459

Doc#: 2409920367 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/8/2024 2:30 PM Pg: 1 of 4

Dec ID 20240401667458

THE GRANTOR(S) Javier Campos and Maria Campos aka Maria A. Campos, married to each other, and Stefany Campos, a single woman of 8355 Lockwood Avenue, Burbank, IL 60459 for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid

CONVEY AND WARRANTS to Javier Campos and Maria A. Campos, as Trustees of The Javier Campos and Maria A. Campos Joint Living Trust dated March 28, 2024 of 8355 Lockwood Avenue, Burbank, IL 60459 all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 47 IN SCOTTSDALE GARDENS, UNIT NO. 1, A SUBDIVISION OF THE EAST HALF (EXCEPT THE EAST 169.27 FEET THEREOF) OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. 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 agreement set forth.

Full power authority is hereby granted to said trustee to improve, manage, protect and subdivided said premises or any party thereof, to dedicate parks, streets, highway or alleys and to vacate and 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 successors or successors in trust of the title, estate, power and authorities vested in said trust, 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 of reversion, by lease to commence in praesenti or futuro, and upon any terms and for any period and upon any term and for any period or periods of time, not exceeding 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 of any time or times hereafter, to contract to make leases and to grant options to lease and option 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 charge 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 consideration as it would be lawful for any person owning the same deal with the same, whether similar to

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or different from the way and for other consideration as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the way 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 necessary 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 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 fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and all person 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.

Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, public right of ways for roads and highways.

GRANTOR(S) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. 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 agreement set forth.

Property address: 8355 ^{SLR} South Lockwood Avenue, Burbank, IL 60459
PIN(S): 19-33-301-012-0000

DATED this 28th day of March, 2024

EXEMPT
CITY OF BURBANK
REAL ESTATE TRANSFER TAX
Kathleen Stengel
4/5/24

Javier Campos

Javier Campos

Maria A Campos

Maria Campos aka Maria A. Campos

X *Stefany Campos*

Stefany Campos

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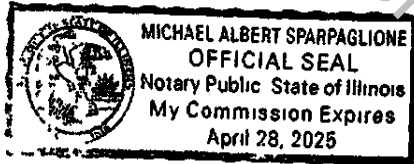
DEED IN TRUST (Illinois)

State of Illinois, County of Kendall ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Javier Campos and Maria Campos aka Maria A. Campos and Stefany Campos



to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 28th day of March, 2024



Michael Albert Sparpaglione
Notary Public

COUNTY- ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH E 35ILCS 200/31-45, PROPERTY TAX CODE.

DATED this 28th day of March, 2024

Buyer, Seller, or Representative: *Javier Campos*
Javier Campos

NAME AND ADDRESS OF PREPARER:
Sean Robertson
Gateville Law Firm
201 E Veterans Pkwy, Ste 14
Yorkville, IL 60560

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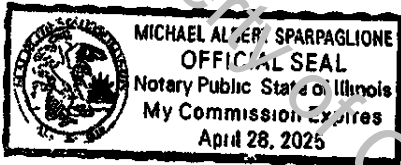
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the 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: March 28, 2024

Signature: Javier Campos
Javier Campos

Subscribed and sworn before me by Javier Campos
This 28th day of March, 2024



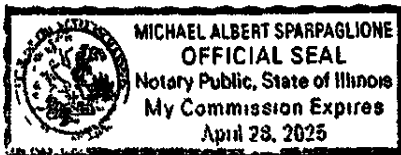
Michael Albert Sparpaglione
Notary Public

The grantee or his agent affirms and verifies 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: March 28, 2024

Signature: Maria A Campos
Maria A. Campos

Subscribed and sworn before me by Maria A. Campos
This 28th day of March, 2024



Michael Albert Sparpaglione
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 ABI to be recorded in Cook County, Illinois, of exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.