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2410011020

Doc# 2410011020 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 4/9/2024 3:29 PM

PAGE: 1 OF 7

QUIT CLAIM DEED IN TRUST

THE GRANTORS

LUIS F. ESTRADA,

A married person

of the City of Aurora

County Of DuPage, State of Illinois

for and in consideration of Ten and

no/100 Dollars, and other good and valuable

considerations in hand paid, CONVEY(S)

and QUIT CLAIM(S) to:

ESTRADA FAMILY REVOCABLE TRUST

Dated February 15, 2024

whose address is

2345 Lakeshore Ct. Aurora, IL

Subject to 2023 taxes and subsequent years

PROPERTY ADDRESS:

3253 S. Avers, Chicago, IL 60623

PERMANENT INDEX NUMBER:

16-35-111-018-0000

NOT HOMESTEAD PROPERTY

SEE ATTACHED LEGAL DESCRIPTION

TO HAVE AND TO HOLD the said real estate with the appurtenances upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.


Full power and authority is hereby granted to said Trustee subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or any part thereof, and to re-subdivide 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 directly to a trust grantee or to a successor or successors in trust and to grant to such trust grantee or successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge otherwise encumber said property, or any part thereof, to lease property or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in futuro, and upon any terms, and or 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 or 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 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.

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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 trust, conditions and limitations contained in this indenture and in said Trust Agreement or in some amendments 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 are 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 beneficiary hereunder and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage 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. And the said grantor hereby expressly waives and releases 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 sites from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 15th day of February 2024



 Luis F. Estrada

APPROVED AS TO FORM ONLY. This instrument was prepared based solely on information provided by one or more of the parties. No examination of title or abstract was performed by the preparer of this Deed.

COUNTY-ILLINOIS TRANSFER STAMPS
 Exempt under 35 ILCS 200/31-45(e)

Date: 2/15/24

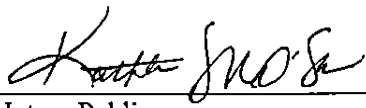
Signature: 

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State of Illinois)
)SS
County of DuPage)

I, the undersigned a Notary Public in and for said county, in the State aforesaid, do hereby certify that Luis F. Estrada personally known to me to be the same persons whose name is subscribed to foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 15th day of February 2024



Notary Public



This instrument was prepared by:

Scott A. Brower - Attorney at Law
608 S. Washington St.
Suite 200
Naperville, IL 60540

Mail recorded deed to:

Scott A. Brower
Attorney at Law
608 S. Washington St.
Suite 200
Naperville, IL 60540

Mail future tax bills to:

Estrada Family Revocable Trust
2345 Lakeshore Ct.
Aurora, IL 60504

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LEGAL DESCRIPTION

LOT 68 IN EDWIN R. FAY'S 31ST STREET RESUBDIVISION OF PART OF THE NORTH WEST QUARTER OF THE NORTH WEST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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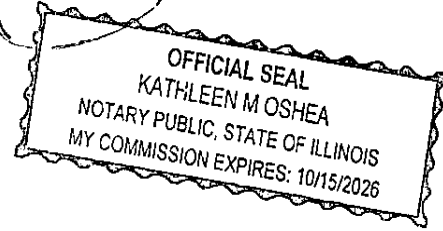
STATEMENT BY GRANTOR AND GRANTEE

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 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 2/15, 2024 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me this 15th day of Jan, 2024

[Signature]
Notary Public

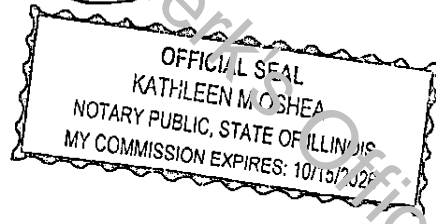


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the state of Illinois.

Dated 2/15, 2024 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me this 15th day of Jan, 2024

[Signature]
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, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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REAL ESTATE TRANSFER TAX

08-Apr-2024



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

16-35-111-018-0000 | 20240401672633 | 0-413-904-432

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

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REAL ESTATE TRANSFER TAX

08-Apr-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-35-111-018-0000

| 20240401672633 | 1-487-646-256