

UNOFFICIAL COPY

Doc#: 2410624537 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/15/2024 2:25 PM Pg: 1 of 4

Deed in Trust ILLINOIS STATUTORY

Dec ID 20240401678099

MAIL TO:

GOMEZ FAMILY LIVING TRUST
18040 SPRINGFIELD AVE
HOMewood ILLINOIS 60430

NAME & ADDRESS OF TAX

PAYER:

GOMEZ FAMILY LIVING TRUST
18040 SPRINGFIELD AVE
HOMewood ILLINOIS 60430

THE GRANTOR (S)

Jose Alfredo Gomez and Maria del Carmen Gomez, of Cook County, of the State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to **Jose Alfredo Gomez and Maria del Carmen Gomez**, as trustees of the **GOMEZ FAMILY LIVING TRUST** dated **APRIL 13, 2024** and any amendments thereto, all right, title, and interest in and the to the following described real estate situated in Cook County in the State of Illinois, to wit:

(LEGAL DESCRIPTION) *SEE ATTACHED EXHIBIT A*

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 on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustee, who shall have authority to make deeds; leases; lease of coal, oil, gas, under, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or privileged to inquire into any terms of said trust agreement; and every 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his her, or their predecessor in trust.

EXEMPT UNDER PROVISIONS OF SECTION 31-45 (e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e)

UNOFFICIAL COPY

Permanent Index Number(s): 28-35-302-031-0000 AND 28-35-302-032-0000
Property Address: 18040 SPRINGFIELD AVENUE HOMEWOOD ILLINOIS 60430

Dated this 13th day of April, 2024.

Jose Alfredo Gomez (SEAL)
Jose Alfredo Gomez

Maria del Carmen Gomez (SEAL)
Maria del Carmen Gomez

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Jose Alfredo Gomez and Maria del Carmen Gomez**, 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 instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED AND SWORN TO
Before me this 13th day of April, 2024.



[Signature]
Notary Public

If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:
George Escareno
Escareno Law LLC
159 N SANGAMON #200
Chicago IL 60607

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SECTION 4,
REAL ESTATE TRANSFER ACT.

DATE: 4/13/24

[Signature]
Signature of Buyer, Seller, or Representative

- This conveyance must contain the name and address of the Grantee for tax billing purposes: (55ILCS5/3-5020) and name and address of the person preparing the instrument: (55 ILCS5/3-5022).

UNOFFICIAL COPY

EXHIBIT A

ADDRESS OF REAL ESTATE: 18040 SPRINGFIELD AVENUE HOMEWOOD ILLINOIS 60430
PERMANENT REAL ESTATE IDENTIFICATION NUMBER: 28-35-302-031-0000 AND 28-35-302-031-0000
COUNTY: COOK

LEGAL DESCRIPTION:

LOTS 44 AND 45 IN ROBERT BARTLETTS HOMEWOOD ACRES, BEING A SUBDIVISION OF WEST 1/2 (EXCEPT THE NORTH 330 FEET OF THE SOUTH 990 FEET OF THE WEST 330 FFET THEREOF) OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 17, 1941 AS DOCUMENT - 12661958 IN COOK COUNTY, ILLINOIS

Trustee Acceptance

Pursuant to 760 ILCS/6.5 (a), **Jose Alfredo Gomez and Maria del Carmen Gomez**, accept this transfer of 18040 SPRINGFIELD AVENUE HOMEWOOD ILLINOIS 60430 legal description set forth above into my revocable living trust known as **GOMEZ FAMILY LIVING TRUST**.

Jose Alfredo Gomez

Jose Alfredo Gomez

Maria del Carmen Gomez

Maria del Carmen Gomez

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Jose Alfredo Gomez and Maria del Carmen Gomez** 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 instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED AND SWORN TO
Before me this 13th day of April, 2024.

[Signature]

Notary Public



UNOFFICIAL COPY

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: April | 13 | 2024

SIGNATURE: *Maria del C. Gomez*
GRANTOR or AGENT

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

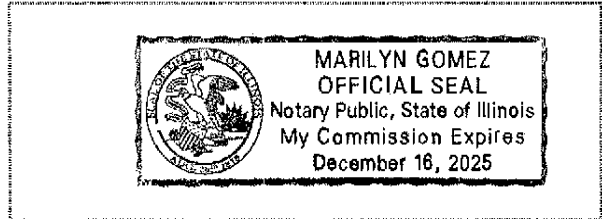
Subscribed and sworn to before me, Name of Notary Public: Marilyn Gomez

By the said (Name of Grantor): Maria del Carmen Gomez

AFFIX NOTARY STAMP BELOW

On this date of: April | 13 | 2024

NOTARY SIGNATURE: *[Signature]*



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: April | 13 | 2024

SIGNATURE: *Maria del C. Gomez*
GRANTEE or AGENT

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

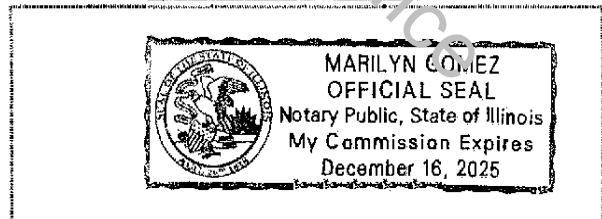
Subscribed and sworn to before me, Name of Notary Public: Marilyn Gomez

By the said (Name of Grantee): Maria del Carmen Gomez

AFFIX NOTARY STAMP BELOW

On this date of: April | 13 | 2024

NOTARY SIGNATURE: *[Signature]*



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)**