

QUIT CLAIM DEED IN TRUST

Doc#: 2410814255 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 4/17/2024 12:33 PM Pg: 1 of 3

Dec ID 20240401666932  
ST/Co Stamp 1-293-918-512 ST Tax \$0.00 CO Tax \$0.00



No 002297  
CL 4/9/24  
Approved

The above space is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s) OCTAVIO MENDEZ and JUANITA MENDEZ, husband and wife, of the City of River Grove,

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand, paid, Convey and quit claim unto PARKWAY BANK AND TRUST COMPANY, 4800 N. Harlem Avenue, Harwood Heights, Illinois 60706, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated March 7, 2024 and known as Trust Number 16833, the following described real estate in the State of Illinois, to-wit:

LOT 25 (EXCEPT THE SOUTH 20 FEET THEREOF) AND ALL OF LOT 26 IN BLOCK 3 IN N.O. SHIVELY AND COMPANY'S FULLERTON AVENUE PARK ADDITION, BEING A SUBDIVISION (EXCEPT FOR THE RAILROAD RIGHT OF WAY) SOUTH OF THE INDIAN BOUNDARY LINE, THE EAST 20 ACRES OF THE NORTHWEST FRACTIONAL 1/4 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT REGISTERED AS DOCUMENT NUMBER 445728

PIN: 12-34-205-043-0000 2237 Elm St., River Grove, IL 60171

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 and authority is hereby granted to said trustee 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 present or futuro, and upon any terms and for any period or periods of time, not exceeding the term 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 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 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

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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 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 and every beneficiary hereunder and all persons 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.

And the said grantor S hereby expressly waive \_\_\_\_\_ and release \_\_\_\_\_ 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 from sale on execution or otherwise.

In Witness Whereof, the grantor S aforesaid have \_\_\_\_\_ hereunto set their hand S and seal S this 30th day of MARCH 2024

Octavio Mendez  
Signature  
Octavio Mendez  
Name

Juanita Mendez  
Signature  
Juanita Mendez by HECTOR SANTIAGO POA  
Name

THIS INSTRUMENT WAS PREPARED BY: Shari A. Shapiro, 540 W. Frontage Rd., Ste 2250, Northfield, IL 60093

STATE OF ILLINOIS / COUNTY OF COOK

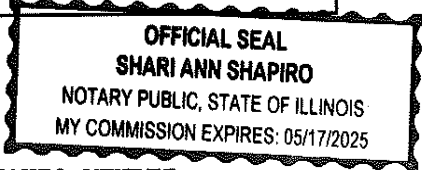
I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that OCTAVIO MENDEZ AND HECTOR SANTIAGO personally known to me to be the same person S whose name S ARE subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that True 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.

Given under my hand and notarial seal this 30th day of March 2024  
Shari A. Shapiro

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

4/1/24  
DATE BUYER, SELLER OR REPRESENTATIVE

Notary Public



After Recording Mail To:

MAIL FUTURE TAX BILLS TO: OCTAVIO MENDEZ  
2237 ELM ST., RIVER GROVE IL 60171-1802

PARKWAY BANK AND TRUST COMPANY  
4800 NORTH HARLEM AVENUE  
HARWOOD HEIGHTS, ILLINOIS 60706

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## GRANTOR/GRANTEE STATEMENT

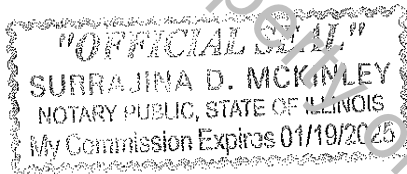
### GRANTOR (or agent)

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 April 1, \_\_\_\_\_, 20 24

Signature *Janet F. Sorbak*  
Grantor/Agent

Subscribed and sworn to before me by above noted Grantor/Agent on April 1, \_\_\_\_\_, 2024



*Surrajina D. McKinley*  
Notary Public

### GRANTEE (or agent)

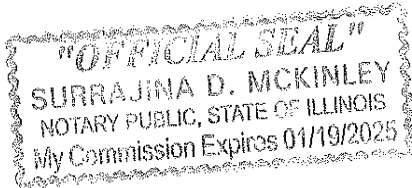
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

PARKWAY BANK & TRUST CO. as Trustee under Trust No. 16833, and not individually.

Dated April 1, \_\_\_\_\_, 20 24

Signature *Janet F. Sorbak*  
Grantee or Agent

Subscribed and sworn to before me by above noted Grantor/Agent on April 1, \_\_\_\_\_, 2024



*Surrajina D. McKinley*  
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 a of a Class A misdemeanor for subsequent offenses. Attach to deed or ABI before recording in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)