

UNOFFICIAL COPY

DEED IN TRUST

Grantors, SABAS FLORES, and his wife EVA FLORES, both of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, convey and quitclaim to **SABAS FLORES**, not personally but as **Trustee** of the SABAS FLORES TRUST under trust agreement dated the 16th day of December, 2023, and all and every Successor Trustee or Trustees **and to EVA FLORES**, not personally but as **Trustee** of the EVA FLORES TRUST under the trust agreement dated the 16th day of December, 2023, and all and every Successor Trustee or Trustees, **an undivided one-half interest to each as TENANTS BY THE ENTIRETY** in the following described real estate in Cook County, State of Illinois:

LOT 128 IN DR. PRICE'S RIVER PARK SUBDIVISION OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS (as recorded August 26, 1993, in document number 93680557 with the Cook County Recorder of Deeds in Cook County, Illinois).

P.I.N.: 13-10-406-013-0000

Commonly known as: 5023 North Lowell Avenue, Chicago, Illinois 60630-2610

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate of any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for 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 of fixing the amount of present or future rentals, to partition or to exchange said real estate, 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 real estate or any part thereof, and to deal with said real estate 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 trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

Grantor/Grantee Address:
5023 North Lowell Avenue, Chicago, Illinois 60630

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Doc#: 2410814319 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/17/2024 12:52 PM Pg: 1 of 3

Dec ID 20240401680293
ST/Co Stamp 0-718-971-184 ST Tax \$0.00 CO Tax \$0.00
City Stamp 1-313-104-176 City Tax \$0.00

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Every deed, trust deed, mortgage, lease, or other instrument executed by trustee or any successor trustee in relation to the 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 created herein and by 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 herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that trustee or any successor 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 the predecessor in trust.

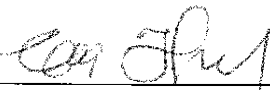
The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

THIS IS HOMESTEAD PROPERTY

Executed on this 16th day of December of 2023.




SABAS FLORES

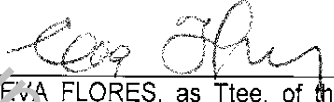


EVA FLORES

Exempt under Real Estate Transfer Tax Act, Section 4, Paragraph E. Dated the 16th day of December, 2023.



SABAS FLORES, as Ttee. of the Sabas Flores
Rev. Tr. dtd. Dec. 16, 2023




EVA FLORES, as Ttee. of the Eva Flores
Rev. Tr. dtd. Dec. 16, 2023

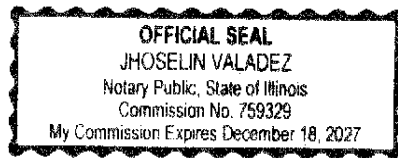
STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that SABAS FLORES and EVA FLORES, as husband and wife and each in his and her own right, 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.

Given under my hand and notarial seal this 16th day of December, 2023.



Jhoselin Valadez, Notary Public
My commission expires December 18, 2027



This Document Prepared by Roberto M. Romero-Perez, The Perrom Law Office, LLC at 4252 N. Cicero Ave, Chicago, IL 60607 and after Recording Mail to: SABAS FLORES and EVA FLORES at 5023 North Lowell Avenue, Chicago, IL 60630.

Mail Subsequent Tax Bills to:
SABAS FLORES and EVA FLORES
5023 North Lowell Avenue, Chicago, Illinois 60630

Grantor/Grantee Address:
5023 North Lowell Avenue, Chicago, Illinois 60630

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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 his agent, affirm that, to the best of his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (ABI) in a land trust is either 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: December 16, 2023

SIGNATURE: [Signature]
GRANTOR or AGENT (Sabas Flores)

DATED: December 16, 2023

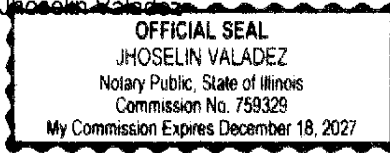
SIGNATURE: [Signature]
GRANTOR or AGENT (Eva Flores)

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

Subscribed and sworn to before me, Name of Notary Public: Jhoselin Valadez

By the said **SABAS FLORES** and **EVA FLORES**

On this date of December 16, 2023



NOTARY SIGNATURE: [Signature]
Jhoselin Valadez, Notary Public / My commission expires December 18, 2027.

GRANTEE SECTION

The **GRANTEE** or 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 are either natural persons, 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: December 16, 2023

SIGNATURE: [Signature]
GRANTEE or AGENT (Sabas Flores, as Ttee. of the Sabas Flores Revocable Trust dtd. Dec. 16, 2023)

DATED: December 16, 2023

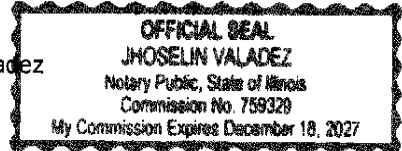
SIGNATURE: [Signature]
GRANTEE or AGENT (Eva Flores, as Ttee. of Eva Flores Revocable Trust dtd. Dec. 16, 2023)

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: Jhoselin Valadez

By the said **SABAS FLORES** and **EVA FLORES**

On this date of December 16, 2023



NOTARY SIGNATURE: [Signature]
Jhoselin Valadez, Notary Public / My commission expires December 18, 2027

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)**)