

THIS INSTRUMENT PREPARED BY AND MAIL TO:

Jonathan A. Thorsness
Lillig & Thorsness, Ltd.
1900 Spring Road, Suite 200
Oak Brook, Illinois 60523

Doc#: 2412114001 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/30/2024 9:06 AM Pg: 1 of 3

ADDRESS OF GRANTEE AND SEND SUBSEQUENT TAX BILLS TO:

Juan A. Muniz, Trustee
Zeferina Muniz, Trustee
8525 Mayfield Avenue
Burbank, Illinois 60459

Dec ID 20240401690151
ST/Co Stamp 1-195-395-376 ST Tax \$0.00 CO Tax \$0.00
City Stamp 0-157-862-192 City Tax \$0.00

This space for recorder's use only

GRANTORS, JUAN A. MUNIZ and ZEFERINA MUNIZ, husband and wife, of 8525 Mayfield Avenue, Burbank, Illinois 60459, in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, convey and warrant to JUAN A. MUNIZ, TRUSTEE OF THE JUAN A. MUNIZ TRUST DATED APRIL 25, 2024, and all and every successor or successors in trust under said trust, as to an undivided one-half interest, and to ZEFERINA MUNIZ, TRUSTEE OF THE ZEFERINA MUNIZ TRUST DATED APRIL 25, 2024, and all and every successor or successors in trust under said trust, as to an undivided one-half interest, as Tenants in Common ("trustee(s)"), GRANTEES, the following described real estate in the County of Cook and State of Illinois:

THE SOUTH 30 FEET OF THE NORTH 90 FEET OF LOT 6 IN BLOCK 11 IN F.H. BARLETT'S 63RD STREET SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE WEST 33 FEET) ALSO THE NORTH 175.07 FEET OF PART OF THE WEST 1/2 OF SAID SOUTHWEST 1/4 LYING WEST OF THE EAST 133 FEET THEREOF ALL IN SECTION 15, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No: 19-15-319-043-0000

Property Address: 6157 S. Kolmar Avenue, Chicago, Illinois 60629

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said agreement set forth.

Full power and authority are hereby granted to said trustee(s) to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to 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 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(s); 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 in the future, and upon terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to review 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 an 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(s) 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(s), 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 each Trust have been complied with or be obligated to inquire into the necessity or expediency of any act of said trustee(s), or be obliged or privileged to inquire into any of the terms of each said Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee(s) in relation to said real estate shall be conclusive evidence

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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 each trust created by this indenture and by each said Trust 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 each said Trust or in some amendment thereof and binding upon beneficiaries thereunder; (c) that said trustee(s) 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 predecessors in trust.

The interest of each and every beneficiary under each said Trust and hereunder and of 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 under each said trust 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.

IN WITNESS WHEREOF, Grantors have executed this deed on this 25th day of April, 2024.

Juan A. Muniz

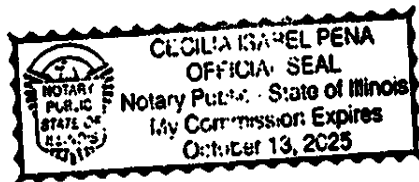
JUAN A. MUNIZ
Zeferina Muniz

ZEFERINA MUNIZ

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

The undersigned, a Notary Public in and for the aforementioned County and State, certifies that JUAN A. MUNIZ and ZEFERINA MUNIZ, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they executed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 25th day of April, 2024.



Cecilia Isabel Pena

NOTARY PUBLIC

The foregoing conveyance is hereby accepted by Juan A. Muniz, of Burbank, Illinois, as trustee under the provisions of the Juan A. Muniz Trust dated April 25, 2024, and by Zeferina Muniz of Burbank, Illinois, as trustee under the provisions of the Zeferina Muniz Trust dated April 25, 2024.

Juan A. Muniz

Juan A. Muniz, trustee

Zeferina Muniz

Zeferina Muniz, trustee

This transaction is exempt from the provisions of the Real Estate Transfer Tax Law under Paragraph (e), 35 ILCS 200/31-45 of said Law.

Zeferina Muniz
Juan A. Muniz

Buyer, Seller or Representative

April 25, 2024

Dated

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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.

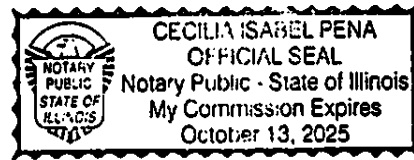
Dated: April 25, 2024.

Signature: _____

[Handwritten Signature]
Grantor/Agent

Subscribed and sworn to before me by the said Grantor this 25th day of April, 2024.

Notary Public *Cecilia Isabel Pena*



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.

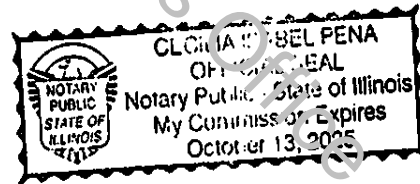
Dated: April 25, 2024.

Signature: _____

[Handwritten Signature]
Grantee/Agent

Subscribed and sworn to before me by the said Grantee this 25th day of April, 2024.

Notary Public *Cecilia Isabel Pena*



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]