

UNOFFICIAL COPY



Doc# 2413011044 Fee \$88.00

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

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/9/2024 4:04 PM

PAGE: 1 OF 5

DEED IN TRUST

THE GRANTORS,

BENJAMIN MOLINA and
BARBARA I. MOLINA, husband and wife

Of Brookfield, County of Cook, and State of Illinois, in consideration of the sum of Ten & 00/100 (\$10.00) Dollars, and other good and valuable consideration, hereby convey and quit claims to BENJAMIN MOLINA and BARBARA I. MOLINA as Trustee (s) under the terms and provisions of a Trust Agreement dated April 29, 2024, and designated as the BENJAMIN MOLINA and BARBARA I. MOLINA Living Trust Dated April 29, 2024, and to any and all successors as Trustee (s) appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

Permanent Index Number: 15-34-321-010-0000

Address of Real Estate: 3729 Raymond Avenue, Brookfield, Illinois 60513

TO HAVE AND TO HOLD said real estate and appurtenances in and to the trust set forth in said Trust Agreement and for the following uses:

1. The trustee (or Trustees, as the case may be), is invested with the following powers: (a) To manage, improve, divide or subdivide the trust property, or any part thereof (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, and or all of the title and estate of the trust, and to grant to such successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust, property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been completed with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon claiming under such conveyance or

UNOFFICIAL COPY

other instrument that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement and if said instrument is executed by a successor or successors in trust that he or they were duly appointed and are fully invested with the title, estate rights, powers and duties of the preceding Trustee.


3. The interest of each and every beneficiary under said Trust Agreement and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein name, to act, or upon his removal from the County then the person so designated in the trust agreement is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee's named herein. All of the covenants, conditions, power rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns. If the title to any of the above real estate now is or hereafter shall be registered, the Register of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon conditions" or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.


Dated this 29th day of April, 2024.


BENJAMIN MOLINA


BARBARA I. MOLINA

We, BENJAMIN MOLINA and BARBARA I. MOLINA as Trustee(s) of the BENJAMIN MOLINA and BARBARA I. MOLINA Living Trust accept the Deed in Trust.


BENJAMIN MOLINA

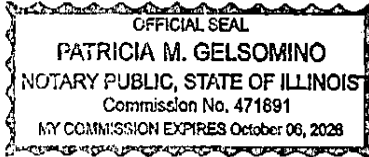

BARBARA I. MOLINA

UNOFFICIAL COPY

State of Illinois, County of Cook, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BENJAMIN MOLINA and BARBARA I. MOLINA Individually as Grantor(s) and as Trustee(s) personally known to me 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 29th day of April, 2024.

Commission expires:



Patricia M. Gelsomino

Notary Public

LEGAL DESCRIPTION

LOT 8 (EXCEPT THE NORTH 80 FEET) IN BLOCK 19 IN PORTIA MANOR, BEING FREDERICK H. BARTLETT'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph D
Section 4, Real Estate Transfer Act



4/29/2024

Date

[Signature]

Representative

SEND SUBSEQUENT TAX BILLS AND MAIL TO:
BENJAMIN MOLINA and BARBARA I. MOLINA
3729 RAYMOND AVE
BROOKFIELD, IL 60513

REAL ESTATE TRANSFER TAX		09-May-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
15-34-321-010-0000		20240501697997 1-809-889-584

This instrument was prepared by Richard A. Kocurek, Attorney, 3306 South Grove Avenue, Berwyn, Illinois 60402

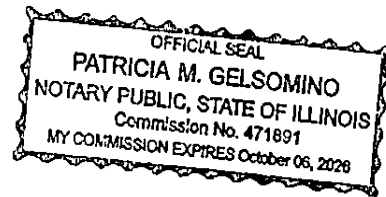
UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her 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: 11-29-24

Signature: [Handwritten Signature]
Grantor or Agent



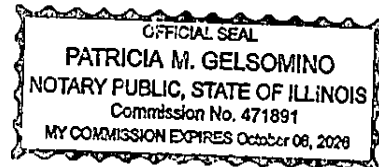
Subscribed and sworn to before me
by the said [Handwritten Name]
This 29 day of April, 2024

Notary Public [Handwritten Signature]

The grantee or his/her 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 under the laws of the State of Illinois.

Dated: 4-29-24

Signature: [Handwritten Signature]
Grantor or Agent



Subscribed and sworn to before me
by the said [Handwritten Name]
This 29 day of April, 2024

Notary Public [Handwritten Signature]

UNOFFICIAL COPY

Village of Brookfield

Municipal Debt Satisfaction Certificate

This certificate serves as confirmation of compliance with
Village of Brookfield Ordinance #2021-53

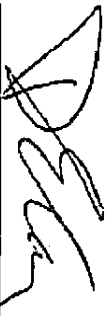
Property Address: 3729 RAYMOND AVE

Name of Seller: BENJAMIN AND BARBARA MOLINA

Date of Issuance: 05/02/2024

Amount Paid: EXEMPT

Certificate is valid for 30 days from date of issuance


Douglas E Cooper, Finance Director