

# UNOFFICIAL COPY

Doc#: 2414124813 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/20/2024 3:44 PM Pg: 1 of 5

## DEED IN TRUST (ILLINOIS)

Doc ID 20240501696240

Mail to:

JAMES J. MORRONE  
12820 S. Ridgeland Ave., Unit C  
Palos Heights, IL 60463

Mail Tax Bills to:  
LILIA FERNANDEZ  
2031 Keeney Street  
Evanston, IL 60202

**THIS INDENTURE WITNESSETH**, that the Grantor, **LILIA FERNANDEZ, a married woman**, of Evanston, Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS unto Grantee, **LILIA FERNANDEZ**, of the State of Illinois as TRUSTEE under the provisions of the "**TRUST AGREEMENT OF LILIA FERNANDEZ**" dated the 20 day of April, 2024, (hereinafter referred to as "said trustee", regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

### **LEGAL DESCRIPTION - SEE EXHIBIT A**

**Commonly known as: 101 Ashland Avenue, Unit 3N, Evanston, IL 60202**  
**P.I.N.: 10-25-226-055-1004**

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 are hereby granted to said trustee 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 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 praesenti or in futuro, 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

THIS IS NON-HOMESTEAD PROPERTY

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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.

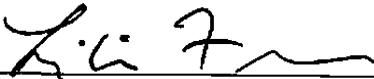
In no case shall any party dealing with said trustee in relations to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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 as 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 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 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said Grantor hereby expressly waives and releases 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 or execution or otherwise.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand and seal this 20<sup>th</sup> day of April, 2024.

 (SEAL)  
LILIA FERNANDEZ

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## EXHIBIT A

### PARCEL 1: UNIT 3N IN THE KATRINA CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

Lot 39 in Arthur Dunas Howard Avenue Subdivision of that part of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 25, Township 41 North, Range 13, East of the Third Principal Meridian, Lying South of the South line of North 45 Acres thereof and East of the East Line of the West 6.358 Acres of the East 16.358 Acres of the South 32.506 Acres of the Northeast  $\frac{1}{4}$  of Section 25, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

#### ALSO:

Lot 4 in Engle's Addition to Evanston, being a Subdivision of the West 6.358 Acres of the South 16.358 Acres of the South East  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and the East 7.38 chains of the South 8.35 Chains of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 25, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois;

Which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 0020468728. Together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

#### PARCEL 2:

The exclusive right to the use of 6, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document number 002468728.

P.I.N: 10-25-226-055-1004

Commonly known as : 101 Ashland Ave., Unit 3N, Evanston, IL 6022

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STATE OF ILLINOIS     )  
  ) SS:  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LILIA FERNANDEZ is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 20 day of April, 2024

*[Signature]*  
\_\_\_\_\_  
Notary Public

Commission expires 1-8-27

IMPRESS SEAL HERE



**COOK COUNTY ILLINOIS TRANSFER  
STAMPS EXEMPT UNDER  
PROVISIONS OF PARAGRAPH E,  
SECTION 4, REAL ESTATE TRANSFER  
ACT.**

*[Signature]*  
DATE: 4-20-24

**CITY OF EVANSTON  
EXEMPTION**

**THIS DOCUMENT PREPARED BY:**

*James J. Morrone, Attorney at Law  
12820 S. Ridgeland Ave., Unit C  
Palos Heights, IL 60463*

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## STATEMENT BY GRANTOR AND GRANTEE

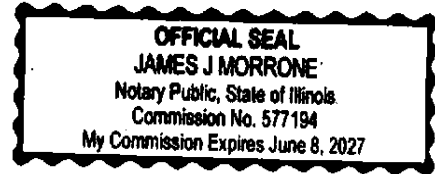
The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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 20, 2024

Signature: [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
this 20 day of April, 2024

[Handwritten Signature]  
NOTARY PUBLIC



The Grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a 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 20, 2024

Signature: [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
this 20 day of April, 2024

[Handwritten Signature]  
NOTARY PUBLIC

