

UNOFFICIAL COPY

Deed in Trust ILLINOIS STATUTORY

MAIL TO:

THE MALBEC VINEDOS TRUST
3505 CUYLER AVE
BERWYN, IL 60402

NAME & ADDRESS OF TAX

PAYER:

THE MALBEC VINEDOS TRUST
3505 CUYLER AVE
BERWYN, IL 60402



2415511009

Doc# 2415511009 Fee \$88.00

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

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/3/2024 2:39 PM

PAGE: 1 OF 4

THE GRANTOR (S)

Jesus Hurtado and Alicia Hurtado, of Cook County, of the State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to **Jesus Hurtado and Alicia Hurtado**, as **CO-Trustees of "THE MALBEC VINEDOS TRUST"** dated **April 4th, 2018**, under Trust Number **2018DK0017**, and any amendments thereto, all right, title, and interest in and the to the following described real estate situated in Cook County in the State of Illinois, to wit:

(LEGAL DESCRIPTION) *SEE ATTACHED EXHIBIT A*

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH D OF THE BERWYN CITY
CODE SEC. 888.06 AS A REAL ESTATE
TRANSACTION
DATE 05/29/24 TELLER LB

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustee, who shall have authority to make deeds; leases; lease of coal, oil, gas, under, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or privileged to inquire into any terms of said trust agreement; and every 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof 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 in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his her, or their predecessor in trust.

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EXEMPT UNDER PROVISIONS OF SECTION 31-45 (e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e)



Permanent Index Number(s): 16-32-301-002-0000
Property Address: 3505 Cuyler Avenue, Berwyn, IL 60402-3805

Dated this 22nd day of May 2024.

Jesus Hurtado (SEAL)
Jesus Hurtado

Alicia Hurtado (SEAL)
Alicia Hurtado

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

REAL ESTATE TRANSFER TAX		03-Jun-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
TOTAL:		0.00
16-32-301-002-0000 20240501615518 0-554-497-328		

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Jesus Hurtado and Alicia Hurtado**, 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 instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED AND SWORN TO
Before me this 22nd day of May 2024.



Jessica Zamarron
Notary Public

If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:
David Koch
Koch & Associates, P.C
5947 West 35th Street
Cicero, IL 60804

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

DATE: 05/22/24

Jesus Hurtado
Signature of Buyer, Seller, or Representative

- This conveyance must contain the name and address of the Grantee for tax billing purposes: (55ILCS5/3-5020) and name and address of the person preparing the instrument: (55 ILCS5/3-5022).

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EXHIBIT A

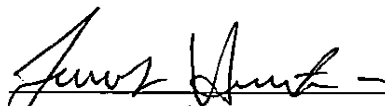
ADDRESS OF REAL ESTATE: 3505 Cuyler Avenue, Berwyn, Illinois 60402-3805
PERMANENT REAL ESTATE IDENTIFICATION NUMBER: 16-32-301-002-0000

LEGAL DESCRIPTION:

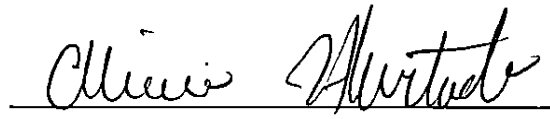
LOT 37 IN BLOCK 2 IN MCQUISTON'S LAVERGNE, SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST 1/2 OF THE SOUTHWEST QUARTER (EXCEPT THE WEST 40 FEET THEREOF) IN SECTION 32, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Trustee Acceptance

Pursuant to 760 ILCS/6.5 (a) We, **Jesus Hurtado and Alicia Hurtado**, accept this transfer of 3505 Cuyler Ave, Berwyn, IL 60402 with legal description set forth above into my revocable living trust known as "**THE MALBEC VINEDOS TRUST**".



Jesus Hurtado

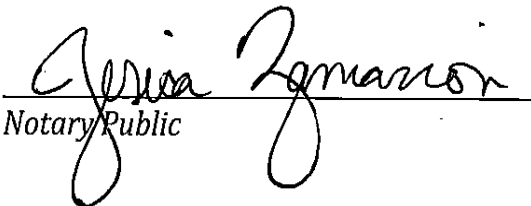


Alicia Hurtado

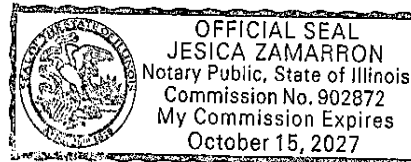
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Jesus Hurtado and Alicia Hurtado**, 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 instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED AND SWORN TO
Before me this 22nd day of May 2024.



Notary Public



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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 her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 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: 5 | 21 | 20²⁴

SIGNATURE: Jesus Hurtado
GRANTOR or AGENT

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

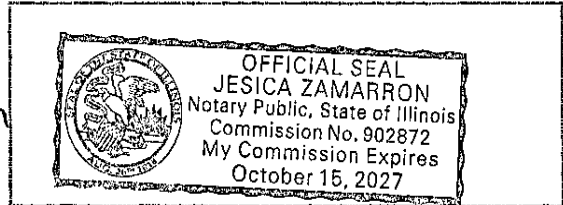
Subscribed and sworn to before me, Name of Notary Public: Jesica Zamarron

By the said (Name of Grantor): Jesus Hurtado

On this date of: 5 | 21 | 20²⁴

NOTARY SIGNATURE: Jesica Zamarron

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/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 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: 5 | 21 | 20²⁴

SIGNATURE: Alicia Hurtado
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

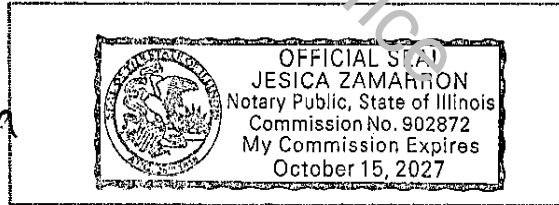
Subscribed and sworn to before me, Name of Notary Public: Jesica Zamarron

By the said (Name of Grantee): Alicia Hurtado

On this date of: 5 | 21 | 20²⁴

NOTARY SIGNATURE: Jesica Zamarron

AFFIX NOTARY STAMP BELOW



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)**