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DEED IN TRUST

(ILLINOIS)

Doc#: 2416618188 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/14/2024 11:37 AM Pg: 1 of 7

PREPARED BY/MAIL TO:

Hedeker Law Ltd.
One Overlook Point, Suite 610
Lincolnshire, IL 60069-4319

Dec ID 20240601628501

ST/Co Stamp 1-790-635-312 ST Tax \$0.00 CO Tax \$0.00

City Stamp 1-972-641-072 City Tax \$0.00

SEND SUBSEQUENT TAX BILLS TO:

RODOLFO S. VILLANUEVA and
CARMELITA T. VILLANUEVA
6810 N. Waukesha Avenue
Chicago, IL 60646

THE GRANTORS, RODOLFO S. VILLANUEVA and CARMELITA T. VILLANUEVA, married to each other, of 6810 N. Waukesha Avenue, Chicago, IL 60646, for and in consideration of Ten and No Dollars, and other good and valuable consideration in hand paid, Convey and Quit Claim the following described real estate located in Cook County, Illinois unto RODOLFO S. VILLANUEVA and CARMELITA T. VILLANUEVA, Trustees, or their successors in trust, of the VILLANUEVA LIVING TRUST, dated October 29, 2018, and any amendments thereto, of which RODOLFO S. VILLANUEVA and CARMELITA T. VILLANUEVA, husband and wife, are the settlers and primary beneficiaries, the interests of said primary beneficiaries in and to said real estate to be held as tenants by the entirety, of 6810 N. Waukesha Avenue, Chicago, IL 60646:

THAT PART OF LOT THIRTY (30) IN BLOCK FOUR (4) IN EDGEBROOK ESTATES HEREINAFTER DESCRIBED, LYING EAST OF A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHWESTERLY LINE OF THE NORTH WEST FRACTIONAL QUARTER (1/4) OF FRACTIONAL SECTION 33, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING 475.65 FEET NORTHWESTERLY OF THE INTERSECTION OF THE SAID SOUTHWESTERLY LINE WITH THE SOUTH LINE OF SAID NORTH WEST FRACTIONAL QUARTER (1/4); THENCE NORTH IN A STRAIGHT LINE WHICH MAKES AN ANGLE WITH THE SOUTHWESTERLY LINE OF SAID NORTH WEST FRACTIONAL QUARTER (1/4) OF 122 DEGREES, 48 MINUTES FROM SOUTH EAST TO NORTH, 410.75 FEET; THENCE WEST IN A STRAIGHT LINE 569.83 FEET TO A POINT IN THE WEST LINE OF SAID NORTH WEST FRACTIONAL QUARTER (1/4) 661.14 FEET SOUTH OF THE STONE IN THE WEST LINE OF THE SOUTH WEST FRACTIONAL QUARTER (1/4) OF SAID NORTH WEST FRACTIONAL QUARTER (1/4) OF FRACTIONAL SECTION 33; THENCE SOUTH ALONG SAID WEST LINE, TO THE SOUTHWESTERLY LINE OF THE NORTH WEST FRACTIONAL QUARTER (1/4) OF SAID FRACTIONAL SECTION

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33; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE TO THE POINT OF BEGINNING.

IN EDGEBROOK ESTATES, BEING A SUBDIVISION IN FRACTIONAL SECTION 33, AND PART OF LOTS 46 AND 53 IN OGDEN AND JONES' SUBDIVISION OF BRONSONS' PART OF CALDWELL RESERVE IN TOWNSHIPS 40 AND 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 10-33-114-030-0000

Address of Real Estate: 6810 North Waukesha Avenue, Chicago, IL 60646

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 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 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, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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;

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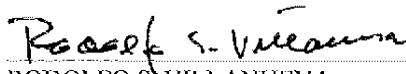
and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the 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 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 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.

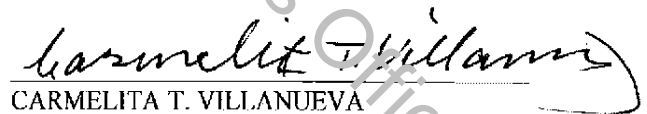
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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 Grantors hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.


In Witness Whereof, the Grantors aforesaid have set their hands and seals on October 29, 2018.


 RODOLFO S. VILLANUEVA


 CARMELITA T. VILLANUEVA

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Property of Cook County Clerk's Office



REAL ESTATE TRANSFER TAX	14-Jun-2024
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

10-33-114-030-0000 | 20240601626501 | 1-972-641-072

* Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		14-Jun-2024
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
10-33-114-030-0000	20240601629501	1-790-635-312

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STATEMENT BY GRANTOR AND GRANTEE

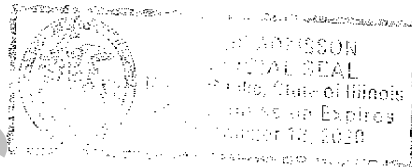
The grantor or his or her agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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 and hold title to real estate under the laws of the State of Illinois.

Date: October 29, 2018

Robert S. Ullman
Grantor or Agent

Subscribed and sworn to before me
on this 29th day of October, 2018.

Julie Adkisson
Notary Public



The grantee or his or 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 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.

Date: October 29, 2018

Robert S. Ullman
Grantee or Agent

Subscribed and sworn to before me
on this 29th day of October, 2018.

Julie Adkisson
Notary Public



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.