

UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)

Doc#: 2417014207 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/18/2024 10:27 AM Pg: 1 of 4

Dec ID 20240601625575
ST/Co Stamp 1-040-571-696 ST Tax \$0.00 CO Tax \$0.00

Above Space for Recorder's use only

THE GRANTOR GUADALUPE MARTINEZ, a single woman, of the County of Cook and State of Illinois for and in consideration of ten and no/100 DOLLARS, and other good and valuable considerations in hand paid, Convey and QUIT CLAIM TO THE GUADALUPE MARTINEZ LIVING TRUST DATED JUNE 11, 2024 all and every successor or successors in trust under said trust agreement, the following described real state in the County of Cook and State of Illinois, to wit:

PARCEL D: THE EAST 17.21 FEET OF THE WEST 43.12 FEET (EXCEPT THE NORTH 210.38 FEET THEREOF) OF LOT 1, 2, 3, 4 AND 5 TAKEN AS A TRACT IN BLOCK 4 IN PINE CREST SUBDIVISION IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS; ALSO,

PARCEL D-1: THE SOUTH 8.95 FEET OF THE NORTH 219.33 FEET OF THE WEST 25.91 FEET OF LOTS 1, 2, 3, 4 AND 5 TAKEN AS A TRACT IN BLOCK 4 IN PINE CREST SUBDIVISION IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND,

PARCEL D-2: THE SOUTH 2.60 FEET OF THE NORTH 166.07 FEET OF THE WEST 25.91 FEET OF LOTS 1, 2, 3, 4 AND 5 TAKEN AS A TRACT IN BLOCK 4 IN PINE CREST SUBDIVISION IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 05-33-115-080-0000; 05-33-115-050-0000 and 05-33-115-064-0000

Address(es) of Real Estate: 503 1/2 Ridge Road, Wilmette, IL 60091

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, street, 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 present or in future, 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, of 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.

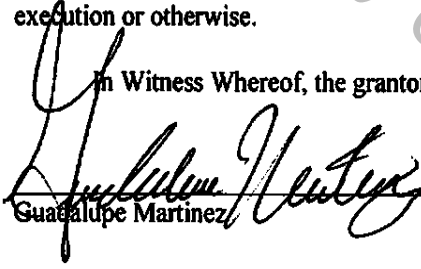
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In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any 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 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, hers, or their predecessor in trust.

The interest of each and every beneficiary hereunder and of any 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.

And the said grantor _____ hereby expressly waive _____ and release _____ 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 on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 11th day of June, 2024.

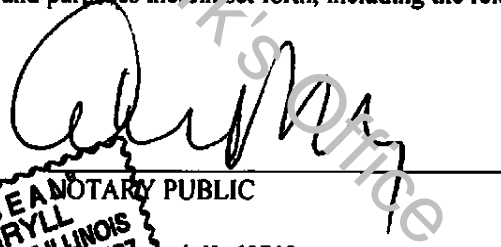
 (SEAL)
Guadalupe Martinez

State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GUADALUPE MARTINEZ, a single woman, 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 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 11th day of June, 2024.

Commission expires _____



OFFICIAL SEAL
CHARLES R. GRYLL
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/27/2027

This instrument was prepared by Charles R. Gryll, Notary Public, Lincolnwood, IL 60712

MAIL TO:
TO:

SEND SUBSEQUENT TAX BILLS

Charles R. Gryll
6703 N. Cicero Avenue
Lincolnwood, IL 60712

Guadalupe Martinez, Trustee
503 1/2 Ridge Road
Wilmette, IL 60091

Exempt under paragraph e of the Property Tax Code.

Date: June 11, 2024 

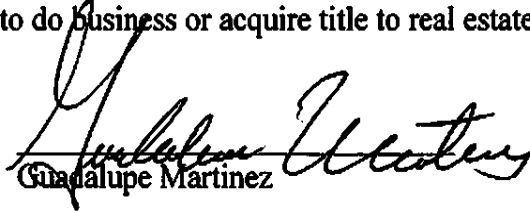
Section 4

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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 an 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: June 11, 2024


Guadalupe Martinez

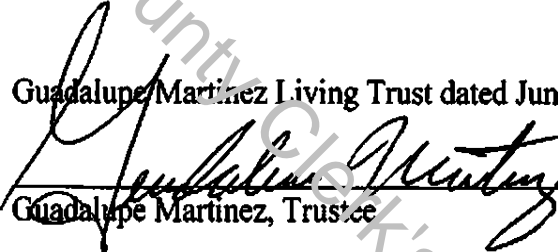
Subscribed and sworn to before me by the said Guadalupe Martinez Grantor this 11th day of June, 2024.

Notary Public 

The Grantee 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 an 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: June 11, 2024

Guadalupe Martinez Living Trust dated June 11, 2024

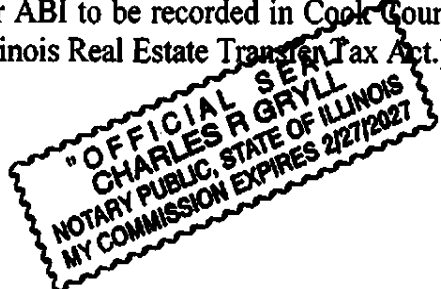

Guadalupe Martinez, Trustee

Subscribed and sworn to before me by the said Guadalupe Martinez Grantees this 11th day of June, 2024.

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.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



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Wilmette

Real Estate Transfer Tax
EXEMPT

Name of Buyer:

THE GUADALUPE MARTINEZ LIVING TRUST
dtd 6/11/2024

Issue Date 6/11/2024

Revenue Stamps:

		Qty	
Village of Wilmette	EXEMPT	1	= EXEMPT
Real Estate Transfer Tax			
Stamp #:	LR	2024-06-11	503 1/2 RIDGE RD

Property Address:

503 1/2 RIDGE RD
WILMETTE, IL 60091

Property of Cook County Clerk's Office