

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

**GRANTORS, Hector M. Galvan**  
**married to Maria Del Carmen**  
**Galvan**, of the Village of Round Lake,  
County of Lake and State of Illinois, for  
and in consideration of Ten Dollars,  
(\$10.00) and other good and valuable  
consideration in hand paid,  
**CONVEYS and WARRANT**  
to:



Doc# 2417607071 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 6/24/2024 12:57 PM  
PAGE: 1 OF 4

**GRANTEES, Hector Galvan and**  
**Maria Galvan as Co-Trustees under**  
**the provisions of a certain Trust**  
**Agreement known as the Hector**  
**Galvan Revocable Living Trust Dated**  
**June 13, 2024 with an undivided ½**  
**interest, and Hector Galvan and**  
**Maria Galvan as Co-Trustees under**  
**the provisions of a certain Trust**  
**Agreement known as the Maria**  
**Galvan Revocable Living Trust dated**  
**June 13, 2024 with an undivided ½**  
**interest, of 25940 W. Steeplebush Ln.,**  
Round Lake IL 60073, all interest in the  
following described Real Estate situated  
in the County of Cook in the State of  
Illinois to wit:

**SUBJECT TO:** building lines, restrictions, and covenants of record, acts done or suffered by and through  
Grantee(s), and Real Estate Taxes for the year 2023 and thereafter.

Address of Real Estate: 5341 S Kildare, Chicago IL 60632  
Permanent Index Number (PIN): 19-10-411-057

LOT 31 (EXCEPT THE SOUTH 8.33 FEET THEREOF) AND LOT 32 (EXCEPT THE NORTH 8.33  
FEET THEREOF) IN BLOCK 2 IN DELANY'S GARFIELD BOULEVARD SUBDIVISION BEING  
THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 10, TOWNSHIP 38  
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

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 is hereby granted to said trustee to improve, manage, protect and  
subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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

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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 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.

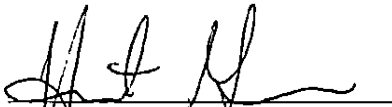
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, money borrowed or advanced on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

And the said grantor(s) hereby expressly waive(s) 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.

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IN WITNESS WHEREOF, the GRANTOR have set hereto his and seals on this 13<sup>th</sup> day of JUNE 2024

  
Hector M. Galvan

  
Maria Del Carmen Galvan

The attached Deed represents a transaction exempt under provisions of Paragraph E, Section 4, of the Real Estate Transfer Tax Act.

  
Hector M. Galvan

  
Maria Del Carmen Galvan

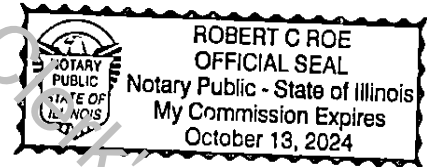
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF DUPAGE )

I, Rob Roe, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Hector M. Galvan and Maria Del Carmen Galvan** personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for uses and purposes therein set forth, including the release and waiver of the right of homestead.


Given under my hand and official seal this June 13, 2024.



  
Notary Public

My commission Expires on 10/13/2024



This Document was prepared by: Rob Roe, 900 Ogden Ave., #308, Downers Grove IL 60515  
After Recording Return to: Rob Roe, 900 Ogden Ave., #308, Downers Grove IL 60515  
Send subsequent tax bills to: Hector and Maria Galvan, trustees, 25940 W. Steeplebush Ln., Round Lake IL 60073

REAL ESTATE TRANSFER TAX		24-Jun-2024
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

REAL ESTATE TRANSFER TAX		24-Jun-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

19-10-411-057-0000 | 20240601634802 | 0-917-472-048

19-10-411-057-0000 | 20240601634802 | 0-628-917-040

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

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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: 6/24/2024

SIGNATURE: [Signature]

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:

By the said (Name of Grantor): Bb Be

On this date of: 6/24/2024

NOTARY SIGNATURE: Gail Maher

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: 6/24/2024

SIGNATURE: [Signature]

GRANTEE or AGENT

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

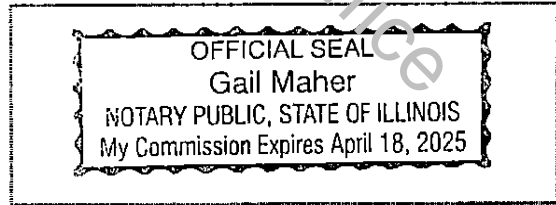
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Bb Be

On this date of: 6/24/2024

NOTARY SIGNATURE: Gail Maher

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)**