

QUIT CLAIM  
DEED IN TRUST



THIS INDENTURE WITNESSETH, That the Grantors, J. ISMAEL PEREZ also known as JORGE ISMAEL PEREZ GONZALEZ married to MARIA PEREZ, for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY and QUITCLAIM unto **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, whose address is 10 South LaSalle Street, Suite 2750 Chicago, Illinois 60603, as Trustee under the provisions of a Trust Agreement dated the 20<sup>TH</sup> day of April, 2024, and known as Trust Number 9002345849, the following described real estate in the County of Cook and State of Illinois, to-wit:

Doc# 2417622071 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 6/24/2024 2:22 PM  
PAGE: 1 OF 3

Reserved for Recorder's Office

LOT 4 IN NETTIE M. BEER'S SUBDIVISION OF THE WEST 1/2 OF THAT PART OF MARSHFIELD AVENUE OF THE NORTH 3 ACRES OF BLOCK 20 IN CANAL TRUSTEES SUBDIVISION OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Tax Number: 17-31-230-004-0000

Property Address: 3407 S. Marshfield Avenue, Chicago, IL 60608

**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 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

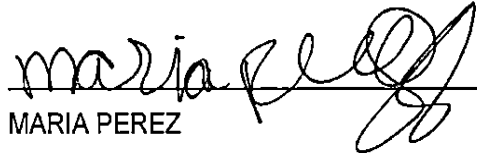
# UNOFFICIAL COPY

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 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 grantors 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 seal this 20<sup>th</sup> day of April, 2024.

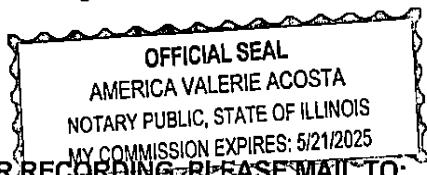
  
\_\_\_\_\_  
(Seal)  
J. ISMAEL PEREZ also known as  
JORGE ISMAEL PEREZ GONZALEZ

  
\_\_\_\_\_  
(Seal)  
MARIA PEREZ

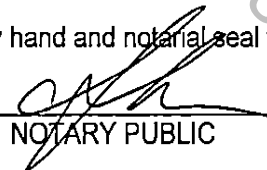
THIS INSTRUMENT WAS PREPARED BY:  
Acosta Law Offices, P.C., 2401 S. Oakley Avenue, Chicago, IL 60608, Ph. 312-650-8844, by *A. Valerie Acosta*

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 J. Ismael Perez also known as Jorge Ismael Perez Gonzalez and Maria Perez, said grantors, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 notarial seal this 20<sup>th</sup> day of April, 2024.

  
\_\_\_\_\_  
NOTARY PUBLIC

AFTER RECORDING, PLEASE MAIL TO:



CHICAGO TITLE LAND TRUST COMPANY  
10 SOUTH LASALLE ST., SUITE 2750  
CHICAGO, IL 60603


OR BOX NO. 333 (COOK COUNTY ONLY)

SEND FUTURE TAX BILLS TO: CTLTC # 9002345849  
3407 S. Marshfield Avenue  
Chicago, IL 60608

Exempt under provisions of Paragraph E, Section 31-45 Real Estate Transfer Tax Act

4-20-24  
Date  
  
Buyer, Seller, Representative

REAL ESTATE TRANSFER TAX	20-Jun-2024
	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00
17-31-230-004-0000	20240601634517   0-226-624-304

REAL ESTATE TRANSFER TAX	20-Jun-2024
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *
17-31-230-004-0000	20240601634517   0-897-712-944
* Total does not include any applicable penalty or interest due.	

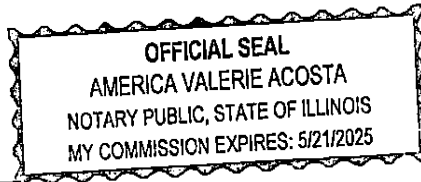
# UNOFFICIAL COPY

## 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 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: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said Grantor  
dated April 20, 2024  
Notary Public [Signature]



The grantee or his 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 title to real estate under the laws of the State of Illinois.

Dated April 20, 2024 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
by the said Grantee  
dated April 20, 2024  
Notary Public Grantee



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

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**