

# UNOFFICIAL COPY

## **WARRANTY DEED TO TRUST For Illinois**

Doc#: 2417902216 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/27/2024 12:34 PM Pg: 1 of 4

Dec ID 20240601629969

ST/Co Stamp 1-613-218-608 ST Tax \$0.00 CO Tax \$0.00

**Prepared by & Return to:**  
**Manuel A. Cardenas And Associates**  
**2059 N. Western Ave**  
**Chicago, Illinois 60647**  
**Tel: (773) 227-6858**

**Taxpayer:**  
**The Gomez Family Living Trust**  
**4914 W. 30<sup>th</sup> Place**  
**Cicero, Illinois 60804**

**THE GRANTORS:** RAMIRO GOMEZ, a/k/a Ramiro Gomez Ayala And CLEMENCIA OCHOA GOMEZ, Husband and Wife, of 4914 W. 30<sup>TH</sup> Place, Cicero, Illinois 60804, the ("Grantors"), for and in consideration of TEN AND 00/10 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, does hereby convey and warrants, unto the following **GRANTEE to wit: SARAHI M. GOMEZ OCHOA, AS TRUSTEE OF THE GOMEZ FAMILY LIVING TRUST,** Dated April 16, 2024, Located at 4914 W. 30<sup>th</sup> Place, Cicero, Illinois 60804, all the right, title, and interests which the Grantors have in and to the following described parcel(s) of land, and improvements and appurtenances thereto in the County of Cook, State of Illinois, to wit:

LOT 23 IN BLOCK 2 IN JOHN CUDAHY'S FOURTH ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 16-28-428-020-0000

C/K/A: 4914 W. 30<sup>th</sup> Place, Cicero, Illinois 60804


Subject to: Covenants, conditions and restrictions of record, public and utility easements of record, general real estate taxes for the year 2023 and subsequent years which are not yet due and payable. 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, FOREVER,** the said premises with the appurtenances upon the trusts and for the uses and purposes herein 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 re-subdivide said property as often as desired, to contract to sell, to sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof, from time to time, by leases to commence in present or in future, and upon any

The Gomez Family Living Trust

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W I T A C		Date: 05/29/2024	Stamp #:
		Stamp #: 2024-10471	Payment Type: Cash
		By: [Signature]	Compliance #: [Blank]
		Exempt	

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terms and for any period or periods of time not exceeding 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 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 said premises 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, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, be obliged to see 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 privileged or obliged to inquire into any of the terms of said Trust Agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in said named Trustees the entire legal and equitable title in fee, in and to all the premises above described.

IN WITNESS WHEREOF, the said Grantor, Ramiro Gomez, a/k/a Ramiro Gomez Ayala, has caused his name to be affixed hereto and has duly and freely executed this instrument on this 16<sup>th</sup> day of April 2024, at Cook County, City of Chicago, State of Illinois.

Ramiro Gomez

**RAMIRO GOMEZ, a/k/a Ramiro Gomez Ayala**



STATE OF ILLINOIS )  
 ) SS  
County of Cook )

I, Rafael Rios, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **RAMIRO GOMEZ, a/k/a Ramiro Gomez Ayala**, is 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 he signed, sealed and delivered the said instrument as his 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 16<sup>th</sup> Day of April 2024.

Signature Of Notary: Rafael Rios (Seal)

My Commission Expires: March 29, 2028

Commission No. 764838



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IN WITNESS WHEREOF, the said Grantor, Clemencia Ochoa Gomez has caused her name to be affixed hereto and has duly and freely executed this instrument on this 16 day(dia) of abril 2024, at/en la Ciudad de Morelia, Estado de Michoacan, Estados Unidos Mexicanos.

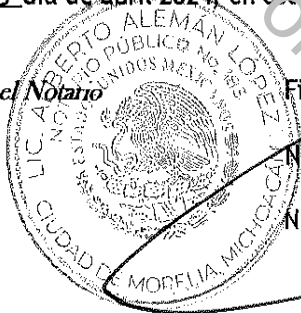
Firma:

Clemencia Ochoa  
CLEMENCIA OCHOA GOMEZ Y/O CLEMENCIA OCHOA ROSALES**Certificación Del Notario En México****ACKNOWLEDGEMENT AND CERTIFICATION BY NOTARY IN MEXICO  
(EN ESPAÑOL/SPANISH)**

La compareciente, CLEMENCIA OCHOA GOMEZ y/o CLEMENCIA OCHOA ROSALES, acepta y autoriza la presente escritura por encontrarla conforme a su voluntad y disposición. Leída esta escritura por la compareciente, ratifica su contenido y la ratifica con su propia firma, TODO ANTE Mí, el notario autorizante, que de cuanto a las circunstancias personales antes consignadas dejo consignado en este documento público, DOY FE.

Y PARA QUE ASI CONSTE; Se suscribe el presente documento, consistiendo de tres (3) paginas, hoy 16 día de abril 2024, en esta ciudad de Morelia, Estado de Michoacan, Estados Unidos Mexicanos.

Sello Del Notario



Firma Del Notario:

Nombre del Notario: Alberto Aleman LopezNumero de Registro Del Notario: 183

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35, ILCS 200/31-45, SUB PAR. E AND COOK COUNTY ORDINANCE 93-0-27 PAR. E.

Dated: 4-16-24Sign Grantor/Agent: Ramiro Gomez

**RETURN TO:** **The Gomez Family Living Trust**  
4914 W. 30<sup>th</sup> Place  
Cicero, Illinois 60804

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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: 4/16/2024

SIGNATURE: Ramiro Gomez  
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): RAMIRO GOMEZ

On this date of: 4/16/2024

NOTARY SIGNATURE: Rafael Rios

### AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL  
RAFAEL RIOS  
Notary Public, State of Illinois  
Commission No. 764838  
My Commission Expires March 29, 2028

### 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: 4/16/2024

SIGNATURE: Ramiro Gomez  
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): RAMIRO GOMEZ

On this date of: 4/16/2024

NOTARY SIGNATURE: Rafael Rios

### AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL  
RAFAEL RIOS  
Notary Public, State of Illinois  
Commission No. 764838  
My Commission Expires March 29, 2028

### 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)

rev. on 10.17.2016