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DEED IN TRUST

THE GRANTORS, **Antonio Candelaria** and **Mary Candelaria**, as joint tenants, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, do hereby CONVEY and QUIT CLAIM to:

to **Antonio Candelaria**, as trustee of **M & T Trust** dated **December 1, 2023**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, Grantee, the following described real estate.

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-005504

9:24 AM 2024 Feb 7



SUBJECT TO:

Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois.

ONLY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Address of Real Estate: 3817 Alder St., East Chicago, IN 46312

FEB 07 2024

Permanent Real Estate Index Number: 45-03-22-407-009.000-024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Legal Description:

LOT NUMBERED 9 IN BLOCK 12 IN SECOND ADDITION TO INDIANA HARBOR AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 18 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

TO HAVE AND TO HOLD said estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee is invested with the following powers:

(a) to manage, improve, divide or subdivide the trust property, or any part thereof,

(b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee.

(c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans.

(d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises.

(e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the

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trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect, that said instrument so executed was pursuant to and in accordance with authority granted the trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

[SIGNATURE PAGE TO FOLLOW]

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IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto set hand and seal the day and year first above written.

antonio candelaria

Antonio Candelaria, as Trustee, aforesaid

Mary Candelaria

Mary Candelaria, as Grantor, aforesaid

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Antonio Candelaria and Mary Candelaria** personally known to me to be the same persons whose names 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 as such Trustee and Grantor, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of December 2023.

Commission expires April 24, 2027

[Signature]
NOTARY PUBLIC



This instrument was prepared by:
The Law Office of Dionna Reynolds, LLC
9721 W. 165th St., Ste. 22
Orland Park, IL 60467
708.981.3344 | info@attyreynolds.com

Send Subsequent Tax Bills To:
Antonio and Mary Candelaria
930 N. Central Park Ave.
Chicago, IL 60651

Mail To:
Antonio and Mary Candelaria
930 N. Central Park Ave.
Chicago, IL 60651

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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: 12 | 1 | 2023

SIGNATURE: Antonio Candelaria
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: Judith Smith Stepney

By the said (Name of Grantor): Antonio Candelaria

On this date of: 12 | 1 | 2023

NOTARY SIGNATURE: [Signature]

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: 12 | 1 | 2023

SIGNATURE: Antonio Candelaria
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: Judith Smith Stepney

By the said (Name of Grantee): Antonio Candelaria

On this date of: 12 | 1 | 2023

NOTARY SIGNATURE: [Signature]

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)**)

rev. on 10.17.2016