WARRANTY DELINOFFICIAL COP20280925
IN TRUST

This indenture witnesseth, That the Grantor

John J. Ramirez, a single person, never married

of the County of Cook and State of Illinois
For and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT unto the CHICAGO TITLE LAND TRUST COMPANY, a comporation of Illinois, whose address is (7) N. Clark

2403/0199 11 001 Page 1 of 3 2002-03-12 13:18:17 Cook County Recorder 25.50



Reserved for Recorder's Office

2002

Street, Chicago, IL 60601-3294, as
Trustee under the provisions of a trust agreement dated the 7th day of December known as Trust Number 1109248 , the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 16 (EXCEPT THE NORTH 17 FRET THEREOF) IN BLOCK 12 IN IRVING PARK ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 1869 AS DOCUMENT NUMBER 26419 IN BOOK 170 OF MAPS, PAGE 150 IN SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-15
sub par _____ and Cook Charge Ord 93-0-27 par _______

MAR 1 2 2002

CUUZ SIG

Permanent Tax Number: Date: 15-408-

TO HAVE ANDTO 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 subcivision 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 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

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delivery thereof the trust created by this incenture and or said rust agreement was in juliforce and effect, (b) that such conveyance or other instrument was executed in accordance with the trasts, 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 hereby expressly waive and release are of any and all statutes of the State of Illinois, providing for the exemption otherwise.	ny and all right or benefit under and by virtue on of homesteads from sale on execution o
In Witness Where co, the grantor aforesaid has hereunto set this12th usy of March 2002	his hand and seals
John J. Rámice (Seal)	(Seal)
(Seal)	(Seal)
The state of the s	TAX BILLS TO:
205 W. Randolph St., Suite 1750 Chicago, IL 60606	
State of Illinois County of Cook State aforesaid, do	Notary Public in and for said County and hereby certify that John J. Ramirez
personally known to me to be the same person whose nameis instrument, appeared before me this day in person and acknowledged that the said instrument ashis free and voluntary act, for the uses an release and waiver of the right of homestead.	subscribed to the foregoing he siched, sealed and delivered ad purposes therein set forth, including the
Given under my hand and notaries seal this day	of March 2002
PROPERTY ADDRESS: 4223 N. Kildare Avenue, Chicago, IL 60641	"OFFICIAL SEAL"
AFTER RECORDING, PLEASE MAIL TO:	Joel L. Chupack Notary Public, State of Illinois My Commission Exp. 4/20/2003
CHICAGO TITLE LAND TRUST COMPANY	

OR BOX NO. 333 (COOK COUNTY ONLY)

171 N. CLARK STREET ML09LT

CHICAGO, IL 60601-3294

UNOFFICIAL COPY

20280925

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his(her) 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 company or foreign corporation or company 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.

business or acquire title to real estate under the laws of the State of Illinois.	
Dated 12 May, 2002 Signature: Grantor or Agent	
Subscribed and sworn to before me	
by the said <u>Granta</u>	
this 12-th day of March, "OFFICIAL SEAL"	
Joel L. Chupack	
Notary Public Notary No	
My commission expires:	
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 company or foreign corporation or company 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.	
title to fear estate under the laws of the state of filmors.	
Dated March 12, 2002 Signature: Somelie L. Oh	
Grantee or Agent	
',0	
Subscribed and sworn to before me	
by the said Granne	
this 12th day of March, "OFFICIAL SEAL"	
Joel L. Chupack Notary Public, State of Illinois Notary Public, State of Illinois	
My Commission Exp. 4/20/2003	
Notary Public / See Mugal	
My commission expires:	

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.)