

UNOFFICIAL COPY



Chicago Title & Trust Company

QUIT CLAIM DEED IN TRUST

F 2754 A
P
2750 V
R

0020442242

3212/0033 38 001 Page 1 of 4
2002-04-17 10:35:15
Cook County Recorder 27.50



0020442242

97185014

DEPT-01 RECORDING \$27.50
T35555 TRAN 3919 03/18/97 14:09:00
#2927 # JJ *-97-185014
COOK COUNTY RECORDER

THIS INDENTURE WITNESSETH, That the grantor(s) GUILLERMO MARTINEZ and CATALINA MARTINEZ, HIS WIFE of the County of COOK and State of ILLINOIS for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) unto THE MARTINEZ FAMILY TRUST, DATED OCTOBER 29, 1991, ** the following described real estate in the County of COOK and

State of Illinois, to wit:

LOT TWO HUNDRED FORTY-ONE (241) AND LOT TWO HUNDRED FORTY-TWO (242) IN DILLMAN PLACE, A SUBDIVISION OF THE NORTH HALF (N1/2) (EXCEPT THE SOUTH TEN (10) ACRES) OF THE SOUTH HALF (S1/2) OF THE SOUTH WEST QUARTER (SW1/4) OF SECTION TWENTY (20), TOWNSHIP FORTY (40) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY.

SUBJECT TO:

PERMANENT TAX NUMBER: 13-20-321-052-000
Address(es) of Real Estate: 6201 WEST HENDERSON STREET, CHICAGO, Illinois 60634

VOLUME NUMBER: _____

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 the 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, as well 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 present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 easements appurtenant to said premises or any part thereof, and to deal with said

97185014

ADV. VI. 0. R. 293 P. 339

INSTRUMENT
Guillermo Martinez Attorney

** RE-RECORDED TO CORRECT GRANTEE -- GUILLERMO MARTINEZ, AS TRUSTEE FOR THE MARTINEZ FAMILY TRUST, DATED OCTOBER 29, 1991.

UNOFFICIAL COPY

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 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, 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 terms, 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, release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the protection of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 3RD day of

MARCH, 19 97.

Guillermo Martinez
GUILLERMO MARTINEZ
Catalina Martinez
CATALINA MARTINEZ

Clerk's Office

97185014

UNOFFICIAL COPY

State of Illinois County of COOK

I, LUIS MARTINEZ a Notary Public in and for said County, in the State aforesaid, do hereby certify that GUILLERMO MARTINEZ and CATALINA MARTINEZ HIS WIFE personally known to me to be the same persons whose names 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.

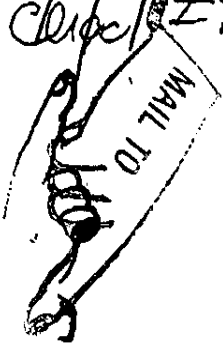
Given under my hand and notarial seal, this 31st day of March, 1997.



[Signature] (Notary Public)

Prepared By: LUIS C. MARTINEZ
3744 WEST 26TH STREET
CHICAGO, ILLINOIS 60623

Mail To: Guillermo Martinez
600 W. Henderson
Chicago, IL 60634



Mail to

Luis C. Martinez
3744 W. 26th St
Chicago, IL 60623



97185014



CHICAGO TITLE INSURANCE COMPANY

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.

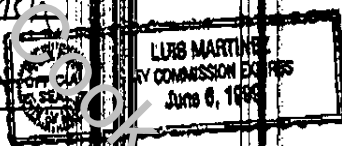
Date: MARCH 3, 1997

Signature: Guillermo Martinez
Catalina Martinez
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTOR THIS 3rd DAY OF MARCH 1997.

NOTARY PUBLIC

[Handwritten 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 and hold title to real estate under the laws of the State of Illinois.

Date: MARCH 3, 1997

Signature: Guillermo Martinez
Catalina Martinez
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID GRANTEES THIS 3rd DAY OF MARCH 1997.

NOTARY PUBLIC

[Handwritten signature]



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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]

97185014