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Cook County Recorder

27.50



GUARANTY TRUST

0020455552

XX/	gg/	ANTV	DEED	IN	TRUST

	WARR	(ANI Y DEED IN TRUST						
*	O _A	Hector Nieves,						
THIS INDENTURE WITN	ESSETH, that the Granton	r, a married man, of the County of Cook						
and State of Illino	is not and in conside	ration of Ten Dollars, and other good and valuable considerations						
in hand paid, conveys and	warrants unw the GUAJ	RANTY TRUST COMPANY, an Illinois Corporation, as trustee under the						
provisions of a trust agreen	nent dated the 18th	day of April, 2002, known as ITust						
Number <u>L002-022</u>	, the following described r	real estate in the County of Cook and State of Illinois, to wit:						
SEE ATTACHED EXHIBIT A - LEGAL DESCRIPTION								
THIS IS NOT HOMEST	EAD PROPERTY	TC						
	16-01-312 - 023	1018 N. California, Chicago, IL 60622						
Permanent Tax Number:	16-01-312-030	1020-1022 N. Lalifornia, Chicago, IL 60622						
		d and purposes herein and in						
		the appurtenances upon the true is and for the uses and purposes herein and in						
said trust agreement set for								
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 pert thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any term, 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 dicate, to mortgage, to pledge or otherwise to 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.								
Street address of above d	lescribed property:	1018-1022 N. CALIFORNIA, CHICAGO, IL 60622						
		Evernet under provisions of Paracraph						

Warranty Deed in Trust © GTC (10/98) 4/8/62 D.W. Maleonative

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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 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, her, 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or curvicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said Grantor(s) hereby expressly waive(x) and release(x) 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 Grantor(s) aforesaic has Many hereunto set his/her/their hand and seal this 18th day of April ,								
Hector Nieves	(Seal)	(Seal)						
	(Seai)	(Seal)						
COUNTY OF COOK) po	I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY thatiector Nieves, a married man personally known to me to be the same person(s) whose name(s) is/ane subscribed to the foregoing instrument, appeared before the this day in person and acknowledged that he/she/they signed, sealed, and delivered to said instruments as his/hertheir free and							
"OFFICIAL SEAL" Donald w. Grabowski, Sc.	oluntary act, for the raiver of the right of	uses and purposed the ein set forth including the release and						
Mail this recorded instrument to: GUARANTY TRUST COMPANY SUITE 1830 33 NORTH DEARBORN CHICAGO, IL 60602		Mail future tax bills to: HECTOR NIEVES, 1900 WEST DIVISION CHICAGO, IL 60622						
This instrument prepared by: DONALD W. GRABOWSKI 5858 NORTH MILWAUKEE AVENUE CHICAGO, IL 60646		GC						
100 manuscrate (100 manuscrate	er provisions of Perogra - 45, Properly Tax Code	GUARANTY TRUST						

Warranty Deed in Trust © GTC (10/98)

EXHIBIT A - LEGAL DESCRIPTION

Parcel 1:

Lots 6 and 7 in Block 9 in Carter's Resubdivision of Blocks 1, 3, 4, 5, 7, 8, 9, 10, 11, 13, 14, 15 and Lots 2, 4 and 5 in Block 17 in Carter's Subdivision of Blocks 1 to 4 and 7 of Clifford's Addition to Chicago, in the East Half of the Southwest 1/4 of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Lot 8 in Block 9 in Carter's Resubdivision of Blocks 1, 3, 4, 5, 7, 8, 9, 10, 11, 13, 14, 15 and Lots 2, 4 and 5 in Block 17 in Carter's Subdivision of Blocks 1 to 4 and 7 of Clifford's Addition to Chicago, said Addition being a Subdivision of the East Half or the Southwest Quarter (except the East Quarter of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter) of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as:

(Parcel 2) 1018 North California, Chicago, IL 60622

1020-1022 North California, Chicago, IL 60622 (Parcel 1) Clort's Office

Permanent Index Numbers:

16-01-312-023 (Parcel 2)

16-01-312-030 (Parcel 1)

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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.

person and authorized to do business or a	cquire title te	o real estate i	under the laws of the sta	ate of illinois.
Dated April 18	2002	Signature_	Neclo) (renso.
\wedge			Grantor or Agent	
Subscribed and sworn to before me				
by the said Hector Nieves			35	
LVA.	2002		CAL SEAL SE Ulicois	
this 18th day of April		OF	d Shike State of ILAN	
Son River of	Q X	(Seal) Noter	CAL SEAL SE VILLE SE COLOR SE	•
Donald W. Grabowski		W.C.		
Notary Public	0			
	4			
The grantee or his agent affirms and verifie	es that the pa	me of the gra	intee shown on the deed	or assignment
the selection of and tenet is either	ar a natural r	וננו תג מרפוים	nnis cordoration di lorei	gricorporation
authorized to do business or acquire and	hold title to I	real estate in Itinois, or oth	er entity recognized as	a person and
authorized to do business to acquire and l	hold title to r	eal estate vin	der the laws of the State	of Illinois.
Dated April 18	2002	Signature_	Flector	Julyes.
Dated	-' 		Cuantee or Agent	
Subscribed and sworn to before me			4	
Hector Nieves			.0	
by the said		.00	, O,	
this 18th day of April		002		
- alum -	\bigcirc		FFICAL SEAL SE. OF DISCOSON STATE OF THE PROPERTY OF THE PROPE	Co
Wood Walland	Le la	۲۰ مسمر (Seal) ۱۹۷۱	asid w. Greater 10.09	
Donald W. Grabowski Notary Public		/ Wok	OF DESCRIPTION OF THE PROPERTY	
•		My		
			ont concorning the ident	thy of a 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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)