

UNOFFICIAL COPY

0021170651

267/0035 11 001 Page 1 of 3
2002-10-24 09:25:26
Cook County Recorder 28.50

**DEED IN TRUST
(ILLINOIS)**



0021170651

THE GRANTORS

**WALBERTO RALAT, married to
IVETTE RALAT, JESUS
HERNANDEZ and ROSA L.
HERNANDEZ, husband and wife**

Above space for Recorder's Office Only

3
MAS

of the County of Cook and State of Illinois for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and Quit Claims to LaSalle Bank, N.A., as successor to American National Bank and Trust Company of Chicago, as Trustee under the terms and provisions of a certain Trust Agreement dated the 6th day of October, 1998 and designated as Trust No. 124495-00, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LOT 1 IN OWNER'S DIVISION OF LOTS 10, 11, 12, 13 AND 14 AND LOT 9 (EXCEPT THE WEST 5.215 FEET THEREOF) IN BLOCK 12 IN TOWN OF SCHLESWIG, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 13-36-125-006

Address(es) of real estate: 2824 W. ARMITAGE, CHICAGO, IL 60647



This property does not constitute the homestead property of the Grantor, Walberto Ralat.

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

1. The Trustee (or Trustees, as the case may be), 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 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, streets, 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 199 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 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 executed was pursuant to and in accordance with the 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

UNOFFICIAL COPY

21170651

Property of Cook County Clerk's Office

077618
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
SEP 11 '02 DEPT. OF REVENUE 255.00
P.B. 10616

077964
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP SEP 11 '02 127.50
P.B. 10848

081921
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE SEP 11 '02 956.25
P.B. 11196

081922
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE SEP 11 '02 956.25
P.B. 11196

successors in trust, that he or they were duly appointed and are fully invested into 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 person 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.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors hereby waive and release 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.

DATED this 7th day of August, 2002

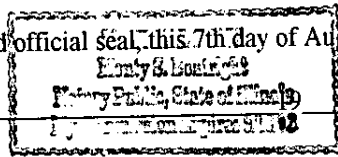
PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)

Handwritten signatures and printed names: WALBERTO RALAT, JESUS HERNANDEZ, ROSA L. HERNANDEZ. Includes (SEAL) markings.

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that WALBERTO RALAT, married to, JESUS HERNANDEZ and ROSA L. HERNANDEZ, husband and wife, are 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 official seal, this 7th day of August, 2002.

Commission expires



NOTARY PUBLIC

This instrument was prepared by: Douglas G. Shreffler, 4653 N. Milwaukee Ave., Chicago, Illinois 60630

MAIL TO:

Handwritten address: RONALD B. KAPLAN, 134 N. LA SALLE #1108, CHICAGO, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Handwritten address: 2RS REALTY - 2824, 1452 N. WESTERN, CHICAGO, IL 60602

OR

Recorder's Office Box No.

