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Doc#: 0326917156
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 09/26/2003 10:59 AM Pg: 1 of 4

DEED IN TRUST

THE GRANTOR, GRACE TERRIQUEZ, a widow, of the City of Chicago, County of Cook, and State of Illinois, in consideration of the sum of Ten and No/100 Dollars, and other good and valuable consideration,

the receipt of which is hereby acknowledged, hereby conveys and warrants to GRACE TERRIQUEZ and RAQUEL SANDERS, as Trustees and to any and all successors as Trustee under the terms and provisions of a certain Trust Agreement dated the June day of 13th, 2003, ~~February, 2003~~, and designated as Trust No. 445 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 21 in James Frake's Addition to South Chicago, being a subdivision of Lot Four in the Circuit Court Partition of the East 1/2 of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 37 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT INDEX NO.: 26-17-115-004-0000 Vol. 300

COMMONLY KNOWN AS: 10727 S. Avenue "G", Chicago, Illinois 60617

SUBJECT TO: All taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for 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 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 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 enquire 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

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Agreement above described was in full force and effect; that said instrument so 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 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.

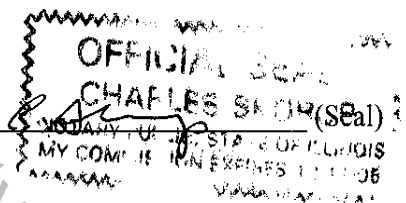
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

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 in 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.

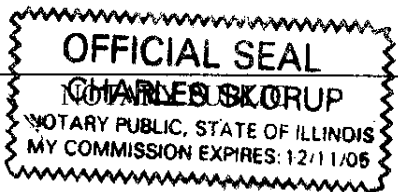
DATED this June day of 13th, 2003.

Grace Terriquez (Seal)
Grace Terriquez



State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GRACE TERRIQUEZ, a widow, personally known to me to be the same person whose names she subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 13 day of JUN, 2003.



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Prepared By:

Mary S. Watts, Esq.
1001 E. Chicago Avenue, Ste 103
Naperville, IL 60540

Mail To:

Mary S. Watts, Esq.
1001 E. Chicago Ave., Ste 103
Naperville, IL 60540

Subsequent Tax Bills To:

Grace Terriguez
10727 S. Avenue "G"
Chicago, IL 60617

Exempt under Provisions of Paragraph e; Section 4; Illinois Real Estate Transfer Tax Act:

6/8/03

Date

Mary S. Watts
Buyer, Seller, or Representative

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

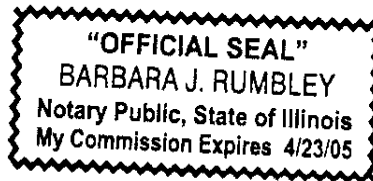
Mary S. Watts, the grantors' agent, affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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: June 18, 2003

Signature: *Mary S. Watts*
Agent

Subscribed And Sworn To Before Me This
16th day of June, 2003.

Barbara J. Rumbley
Notary Public



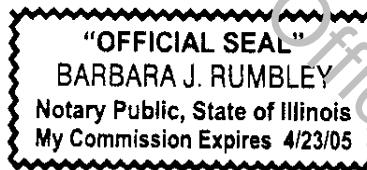
Trust Agreement Number 445 Dated June 13, 2003, Raquel Sanders, Trustee, the grantee or the grantee's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation 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: June 18, 2003

Signature: *Mary S. Watts*
Agent

Subscribed And Sworn To Before Me This
18th day of June, 2003.

Barbara J. Rumbley
Notary Public



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