# **UNOFFICIAL COPY**

### WARRANTY DEED IN TRUST

PIN: <u>16-09-424-019-0000</u>



Doc#: 0333845076

Eugene "Gene" Moore Fee: \$28.50

Cook County Recorder of Deeds

Date: 12/04/2003 09:44 AM Pg: 1 of 3

THIS INDENTURE WITNESSETH, That the Grantor(s) MELVIN SANDERS, single
for and in consideration of TEN and 00/100
of the County ofCook and State ofIllinois for and in consideration of TEN and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand, paid, convey(s) and warrant(s) unto an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the21stday ofCook and 20_03, known as Trust Number131898 , the following describe real estate in the County ofCook and
State of Illinois, to-wit:  THE EAST ½ OF LOT 28 AND ALL OF LOT 29 LJ BLOCK 9 IN DERBY'S SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39, NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILINOIS.

PROPERTY ADDRESS: \_\_4848 W. Washington, Chicago, IL 60644 \_\_\_\_\_

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the us is and purposes herein and in said trust agreement set forth.

THIS IS NOT HOWESTEAD PROPERTY.

Full power and authority is hereby granted to said trustee to improve, manage, protect and sublivide said premises or any part thereof, top dedicate parks, streets, highway 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, 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 future, and upon any terms and for any period or periods of time, not exceeding 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 percent or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant casements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premise or any part thereof, and to deal with said property and every part thereof in all other ways ans 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.

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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 at 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 or their predecessor in trust.

The interest of each and every beneficiary hereunder and 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.

real estate as such, but only an inte	exist in the earnings, avails and proceeds increof as discrete
	and all right or benefit under and by
And the said grantor	nereby expressly waive and release any and at right of believe and release and relea
virtue of any and all statutes of the	State of Allinois, providing for the onest-p
otherwise.	
	grantor aforesaid ha hereunto set hand
In Witness Whereof, the	grantor aloresaid in, 20.03
and seal this	grantor aforesaid in, 20.03 .
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	<i>y</i>
THE STATE OF THE S	CDADED BY:
THIS INSTRUMENT WAS PRI	SPARED D1.
- 1 GDIECEI	& DeMARS, 100 W. Monroe St., Suite 910, Chi 200, IL 60603
Stuart Spiegel, SPIEGEL	& DCMI MAD 144
	1,0
	the state aforesaid, do
	I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do
STATE OF ILLINOIS ) ) SS	I, the undersigned, a Notary Public in and 101 de 25 hereby certify that Melvin Sanders
	nerecy vary
COUNTY OF COOK )	whose wame
	personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this
	Subscribed to the lotogonal
	day in person and acknowledged that Mellin said instruments as his free and voluntary act, for
	day in person and acknowledged that <u>Metting</u> free and voluntary act, for signed, sealed and delivered the said instruments as <u>his</u> free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of
	the uses and purposes therein set forth, including the release
	the uses and purposes therein set forth, including the restaution of the second control
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	STUART SPIEGEL
	THE PROPERTY OF ILLINOIS
	ANY COMMISSION CAPTURED DUBLIC TO
	Motary Fubility
	Sanders, 1131 Lake St. #268, Oak Park, IL 60301
- m. m. Malvin	Sanders, 1131 Lake St. #208, Oak Fark, 12 333

Melvin Sanders, 1131 Lake St. #268, Oak Park, IL 60301 Mail Tax Bill To:

MAIL TO: Stuart Spiegel, SPIEGEL & DeMARS, 100 W. Monroe St., Suite 910, Chicago, IL 60603

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## **UNOFFICIAL COPY**

#### 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.

Dated Nov 28, 2003 Signature: Melvin Sanders

Subscribed and sworn to be or OFFICIAL SEAL
me by the said Melun and ESTLAGIT. SPIECEL
this 20th day of Novembergy Public, STATE OF ILLINOIS
Notary Public.

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.

Dated Nov 28 , 2003

Signature:

LaSalle Bank National Assoc. Trust #131898, dated 10/21/03

Subscribed and sworn to before me by the said Melon Santis this 281 day of November

Notary Publi

OFFICIAL SEAL
STUART SPIECEL
NOTARY PUBLIC, STATE OF ALREADS
MY COMMISSION EXPRESS OF THE

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.)