

UNOFFICIAL COPY



WEST SUBURBAN BANK

LAND TRUST DEPARTMENT  
711 South Westmore Avenue  
Lombard, IL 60148  
(630) 652-2500

DEED  
IN TRUST



0416326208

Doc#: 0416326208  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 08/11/2004 02:31 PM Pg: 1 of 4

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Leonel Juarez and Martha Juarez  
of the County of Cook and State of Illinois, for and in consideration of \_\_\_\_\_  
Dollars, and other good and valuable considerations in  
hand paid. Convey and \_\_\_\_\_ unto WEST SUBURBAN BANK, a State Banking Corporation of  
Lombard, Illinois, as Trustee under the provisions of a trust agreement dated the 13th day of  
May, 2004 known as Trust Number 12574, the  
following described real estate in the County of Cook and State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

PROPERTY ADDRESS: 1012-14 Dunlop, Forest Park, Illinois. 60130

PIN NO. 15-13-310-006-0000

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 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 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 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 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 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 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.

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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 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 real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate 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 \_\_\_\_\_ hereby expressly waive \_\_\_\_\_ and release \_\_\_\_\_ any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution, or otherwise.

In Witness Whereof, the grantor \_\_\_\_\_ aforesaid ha \_\_\_\_\_ hereunto set \_\_\_\_\_ day of \_\_\_\_\_ and seal \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_

Leonel Juarez (Seal)  
Leonel Juarez

Martha Juarez (Seal)  
Martha Juarez

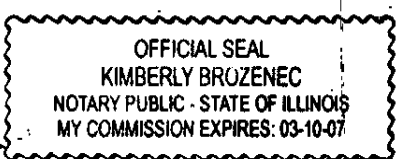
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

PREPARED BY: The Law Offices of Terry P. Eland,  
181 S. Bloomingdale Road, Ste 202, Bloomingdale, IL. 60108

STATE OF ILLINOIS,  
COUNTY OF DuPage SS.

I, Kimberly Brozenc, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Leonel Juarez & Martha Juarez personally known to me to be the same person whose name s 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 13th day of May, 2004



Kimberly Brozenc  
Notary Public

PREPARED By And  
After recording send to:  
WEST SUBURBAN BANK  
LAND TRUST DEPARTMENT,  
711 South Westmore Avenue  
Lombard, IL 60148

Send Tax Bills To:  
Leonel Juarez  
875 Groton  
Bartlett, Illinois.  
60103

For information only insert street address of above described property.

03/02/2004 12:04

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TERRY ELAND

PAGE 03

**UNOFFICIAL COPY**LEGAL DESCRIPTION

North Ten (10) feet of Lot Forty (40), South Fifteen (15) feet of Lot Forty One (41), the North Ten (10) feet of Lot Forty One (41), the South Fifteen (15) feet of Lot Forty Two (42) in Block Sixteen (16) in the Subdivision of Block Seven (7) (except the South West Quarter (¼) thereof and of Block Sixteen (16) (except the North Seventy Five (75) feet of the West Half (½) thereof and all of Block Seventeen (17) in Joseph K. Dunlop's Subdivision of the West Half (½) of the South East Quarter (¼) and that part of the East One Third (1/3) of the East Half (½) of the South West Quarter (¼) lying East of the Center of Des Plaines Avenue in Section 13, Town 39 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

Property Address: 1012-14 Dunlop, Forest Park, IL 60130

PIN 15-13-310-006 and 15-13-310-007

Office of Cook County Clerk's Office

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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.

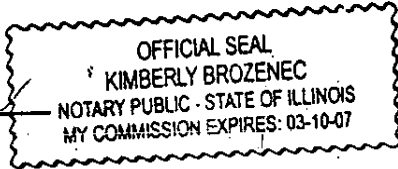
Dated 5.17.04

Signature *Samuel Quinn*  
*Marta Quinn*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID

THIS 17<sup>th</sup> DAY OF May

19 2004  
NOTARY PUBLIC *Kimberly Brozenec*



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.

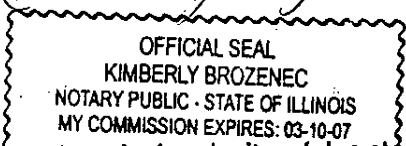
Date 5.17.04

Signature *[Signature]*  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID

THIS 17<sup>th</sup> DAY OF May

19 2004  
NOTARY PUBLIC *Kimberly Brozenec*



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]