

# UNOFFICIAL COPY



## WARRANTY- DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor,  
ARMANDO VASQUEZ, a Bachelor

of the County of Cook and the  
State of Illinois, for and in  
consideration of the sum of TEN

Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey(s) and Warranty(s) unto COLE TAYLOR BANK, a banking corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois as Trustee under the provisions of a certain Trust Agreement, dated the 6th day of January 1995, and known as Trust Number 92-2001, the following described real estate in the County of Cook and State of Illinois, to wit:



Doc#: 0502503047  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 01/25/2005 10:46 AM Pg: 1 of 3

UNIT 18310-1 IN CHERRY BROOK CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1, 2, 3 AND 4 IN CHERRY CREEK SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE NORTH WEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WESTERLY OF GOVERNORS HIGHWAY AND SOUTHERLY OF 133<sup>RD</sup> STREET AS DEDICATED (EXCEPTING THEREFROM THE WESTERLY 155 FEET THEREOF) ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS AS DOCUMENT #98570375 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTEE'S ADDRESS Suite 650 - 111 W. Washington St., Chicago, IL 60602

P.I.N. 31-01-224-030-1001

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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.

See Reverse

In no case shall any party dealing with said Trustee, or any successor in trust, in relations to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance lease or other instrument, (a) That at the time of 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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) aforesaid has herunto set his hand(s) and seal(s) this 12th day of January ~~xxx~~ 2005.

\_\_\_\_\_  
 (SEAL) Armando Vasquez (SEAL)  
 ARMANDO VASQUEZ  
 \_\_\_\_\_  
 (SEAL) \_\_\_\_\_ (SEAL)

California  
 Los Angeles  
 STATE OF ILLINOIS  
LOS ANGELES SS.  
 COUNTY OF COOK

I, Michelle Rollins a Notary Public in and for said County, in the state aforesaid, do hereby certify that ARMANDO VASQUEZ, a Bachelor personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 12th day of January ~~xxx~~ 2005

Michelle Rollins  
 Notary Public



Mail To: PHILIP K. GORDON  
 Attorney at Law  
 809 W. 35th St.  
 Chicago, IL 60609

Address of Property:  
 18310 Cherry Drive - Unit 1  
 HOMEWOOD, IL 60430  
 This Instrument was prepared by:  
 PHILIP K. GORDON, Atty at Law  
 809 W. 35th St., Chicago, IL 60609

# 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 January 12, 2005, ~~xxxx~~

Signature: \_\_\_\_\_

*Bulmar Vergue*  
Grantor or Agent

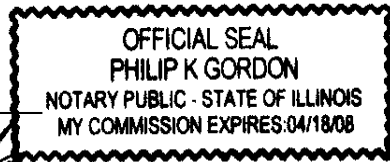
Subscribed and sworn to before me

by the said ARMANDO VASQUEZ

this 12th day of January, 2005 ~~xxx~~

Notary Public \_\_\_\_\_

*Philip K Gordon*



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 January 12, 2005, ~~xxx~~

Signature: \_\_\_\_\_

*Bulmar Vergue*  
Grantee or Agent

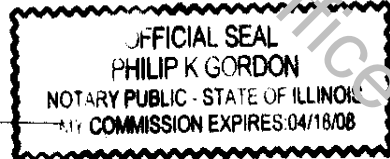
Subscribed and sworn to before me

by the said ARMANDO VASQUEZ

this 12th day of January, 2005 ~~xxxx~~

Notary Public \_\_\_\_\_

*Philip K Gordon*



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 ABE as required in the Illinois Real Estate Transfer Tax Act, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)