

# UNOFFICIAL COPY

## DEED IN TRUST



Doc#: 0502847160  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 01/28/2005 11:26 AM Pg: 1 of 5

TAXPAYER NAME & ADDRESS  
Herminio Salgado  
12754 Greenwood  
Blue Island, IL 60406

THE GRANTORS HERMINIO SALGADO AND ANTONIA SALGADO, Husband and Wife,  
of the City of Blue Island, State of Illinois  
for and in consideration of Ten and No/100 (\$10.00) Dollars and  
other valuable considerations in hand paid, DOES  
CONVEY AND QUITCLAIM unto HERMINIO AND ANTONIA SALGADO,  
12754 Greenwood, Blue Island, IL 60406

as Trustees under the provisions of a Trust Agreement dated the  
24th day of January, 2005 and known as the HERMINIO AND ANTONIA  
SALGADO FAMILY TRUST, 12754 Greenwood, Blue Island, IL 60406  
and unto all and every successor or successors in trust under said  
trust agreement, all interest in the following described real  
estate situated in Cook County, Illinois, to wit:

THE SOUTH 10 FEET OF LOT 4 AND THE NORTH 30 FEET OF LOT 5 IN  
F.O. YOUNG'S ADDITION TO BLUE ISLAND, A SUBDIVISION OF THE  
EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 37  
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK  
COUNTY, ILLINOIS.

Permanent Tax Index Number: 24-36-206-019.

Property Address: 12754 Greenwood, Blue Island, IL 60406.

# UNOFFICIAL COPY

**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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 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 the present or in the future, and upon any terms and for any period or periods of time, not exceeding in 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 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 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.

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 the 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

# UNOFFICIAL COPY

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 the 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.

And the said grantor(s) 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 the exemption of homesteads from sale or execution or otherwise.

DATED this 24th day of January, 2005.

Herminio Salgado

(SEAL)

Herminio Salgado

Antonia Salgado

(SEAL)

Antonia Salgado

## UNOFFICIAL COPY

STATE OF ILLINOIS                    )  
COUNTY OF COOK                    ) SS.

I, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Herminio Salgado and Antonia Salgado, His Wife, both personally known to me to be the same persons who subscribed their names to the foregoing Deed in Trust as their free and voluntary act, did so before me this day in person 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 24th day of January, 2005.



*Ronald D. Babb*

Notary Public

My Commission Expires: 12/20/07

(Seal)

Prepared by: Ronald D. Babb, 12757 S. Western, #207,  
Blue Island, IL 60406

If Quitclaim Deed: EXEMPT UNDER PROVISIONS OF PARAGRAPH E,  
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

DATE: January 24, 2005

*Ronald D. Babb*

Representative



UNOFFICIAL COPY

EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS

## GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 1-24, 2005Signature: Ronald D. Ber

Grantor or Agent

Subscribed and sworn to before me

By the said

This 24 day of JANUARY, 2005Notary Public Katheryn A. Ber

OFFICIAL SEAL

KATHERYN A. BER

Notary Public, State of Illinois

My Commission Expires July 10, 2005

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 1-24, 2005Signature: Ronald D. Ber

Grantee or Agent

Subscribed and sworn to before me

By the said

This 24 day of JANUARY, 2005Notary Public Katheryn A. Ber

OFFICIAL SEAL

KATHERYN A. BER

Notary Public, State of Illinois

My Commission Expires July 10, 2005

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.)