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0529341080

WARRANTY DEED IN TRUST

Doc#: 0529341080 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 10/20/2005 11:36 AM Pg: 1 of 3

Handwritten signature and date: 10/20/2005

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Rene Garcia Jr. and Margarita Garcia, His wife of of the County of Cook and State of Illinois for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto the WESTERN SPRINGS NATIONAL BANK AND TRUST, a national banking association, whose address is 4456 Wolf Road, Western Springs, Illinois 60558, as Trustee under the provisions of a trust agreement dated the 26th day of August 2005, known as Trust Number 4082 the following described Real estate in the County of Cook and State of Illinois, to-wit:

M.G.R. TITLE

Lots 21 and 22 in Block 5 in Cobe and Mckinnons 59th Street and Western Avenue Subdivison of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Subject to: General taxes for 2004 and subsequent years, and party wall and party wall rights of record.

PERMANENT TAX NUMBER: 19-13-224-032-0000

STREET ADDRESS: 2548 W. 59th St, Chicago, Illinois

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 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 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

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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 thereafter.

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 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 lands 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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor s _____ aforesaid has _____ have _____ hereunto set their hands and seals s _____ this 2nd day of September 2005. _____ (Seal) _____ (Seal) _____ (Seal) _____ (Seal)

STATE OF ILLINOIS, COUNTY OF Cook SS. I, I. SUSAN HARKLESS, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Rene Garcia Jr and Margarita Garcia HIS Wife

personally known to me to be the same persons whose name s are 0 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 2nd day of September, 2005. _____ Notary Public

After recording return to:
WESTERN SPRINGS NATIONAL
BANK AND TRUST
Land Trust Department
4456 Wolf Road
Western Springs, IL 60558

THIS INSTRUMENT WAS PREPARED BY:
Sherman Dimer
205 W Randolph
Chicago IL 60606

D1318-10 CF R10 BFC Forms

OFFICIAL
I. SUSAN HARKLESS
Notary Public, State of Illinois
My Commission Expires 04/08/2007

OFFICIAL SEAL
I. SUSAN HARKLESS
Notary Public, State of Illinois
My Commission Expires 04/08/2007

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Property of Cook County Clerk's Office

STATE TAX
 STATE OF ILLINOIS
 OCT. 18.05
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00259.00
0000087925
FP326669

COUNTY TAX
 COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 OCT. 18.05
 REVENUE STAMP

REAL ESTATE TRANSFER TAX
00129.50
0000174599
FP326670

City of Chicago
 Dept. of Revenue
 401416
 10/18/2005 11:56 Batch 02224 25

Real Estate Transfer Stamp
 \$1,942.50

