

# UNOFFICIAL COPY

## DEED IN TRUST



Doc#: 0529318072 Fee: \$30.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/20/2005 04:28 PM Pg: 1 of 4

THE GRANTORS, JOHN R. ORTIZ and KATHERINE A. ORTIZ, Husband and Wife, of the County of Cook and the State of Illinois for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable consideration in hand paid, Conveys and Quit Claims unto:

JOHN R. ORTIZ and  
KATHERINE A. ORTIZ  
8529 South Keating Avenue  
Chicago IL 60652

As Trustees under the provisions of a trust agreement dated the 20 day of OCTOBER, 2005, and known as the JOHN R. ORTIZ and KATHERINE A. ORTIZ TRUST AGREEMENT (hereinafter referred to as "said trustees," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

### **LEGAL DESCRIPTION ATTACHED**

Permanent Index Number: 19-34-306-035-0000

Address of Real Estate: 8529 S. Keating Ave., Chicago, Illinois 60652

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, street, 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 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 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 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 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 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 or 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.

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,

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be obliged to see to the application of any purchase money, rent, or money borrowed or advance 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 or 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; and (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, hers, or their predecessors 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 of 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 grantors 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 grantors aforesaid have hereunto set their hands and seals this 20 day of OCTOBER, 2005.

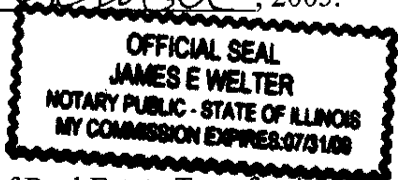
John R. Ortiz  
JOHN R. ORTIZ

Katherine A. Ortiz  
KATHERINE A. ORTIZ

State of Illinois, County of Cook. I the undersigned, a Notary Public in for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN R. ORTIZ and KATHERINE A. ORTIZ, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered 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 my hand and official seal, this 20 day of October, 2005.

James E. Welter  
Notary Public



Exempt Under provisions of paragraph "E" Section 4 of Real Estate Transfer Act.

John R. Ortiz  
JOHN R. ORTIZ

This Document Prepared By: James E. Welter, 100 W. Monroe, Chicago, IL 60603  
Mail To: James E. Welter, 100 West Monroe, Suite 310, Chicago, Illinois 60603  
Send Subsequent Tax Bills To: John R. Ortiz, 8529 S. Keating, Chicago, IL 60652

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## LEGAL DESCRIPTION

THE NORTH 40 FEET OF THE SOUTH 80 FEET OF LOT 8 IN BLOCK 31 IN FREDERICK H. BARTLETT'S CITY OF CHICAGO SUBDIVISION OF LOTS 2 AND 3 OF ASSESSOR'S SUBDIVISION OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF THE EAST 129 FEET OF THE WEST OF HALF OF THE SOUTH WEST QUARTER OF SAID SECTION 34, AS LIES IN SAID LOT 3 AND EXCEPT RAILROAD) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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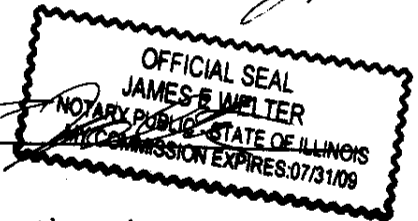
## STATEMENT BY GRANTOR AND GRANTEE

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 October 20, 2005 Signature: \_\_\_\_\_

*John R. O'Neil*  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 20 day of Oct, 19 2005  
Notary Public \_\_\_\_\_

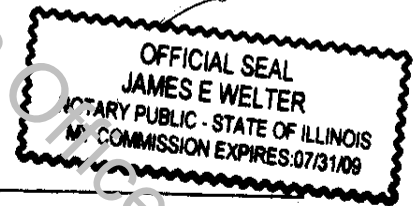


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 October 20, 2005 Signature: \_\_\_\_\_

*John R. O'Neil*  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 20 day of October, 19 2005  
Notary Public \_\_\_\_\_



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.)

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.