

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST



Doc#: 0609418109 Fee: \$30.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/04/2008 03:51 PM Pg: 1 of 4

THIS INDENTURE WITNESSETH, That the  
Grantor(s),

Rodrigo Juarez and  
Graciela Juarez,

of the County of Cook and State of

For and in consideration of TEN AND  
00/100 DOLLARS (\$10.00) and other good  
and valuable considerations in hand  
paid, CONVEY and WARRANT unto  
CHICAGO TITLE LAND TRUST  
COMPANY, a corporation of Illinois,  
whose address is 171 N. Clark Street,  
Chicago, IL 60601-3294, as Trustee  
under the provisions of a trust agreement  
dated the 26th day of July  
2000 known as Trust Number 126440

, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED

**Permanent Tax Number:**

19-01-426-087-0000 and 19-01-426-092-0000

**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 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 *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 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.

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 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, (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)

**DONE AT CUSTOMER'S RESIDENCE**

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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 ts, 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.

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/ve hereunto set their hand(s) and seal(s) this \_\_\_\_\_ day of \_\_\_\_\_

(Seal) Rodrigo Juárez  
Rodrigo Juárez

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

(Seal) Graciela Juárez  
Graciela Juárez

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

**THIS INSTRUMENT WAS PREPARED BY:**

\_\_\_\_ Raul A. Villalobos  
\_\_\_\_ 1620 W. 18th Street  
\_\_\_\_ Chicago, IL. 60608  
\_\_\_\_

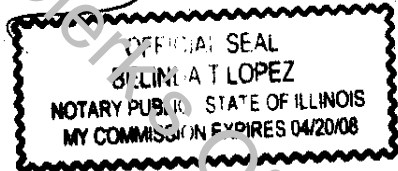
State of Illinois                                I, the undersigned, a Notary Public in and for said County and and State aforesaid,  
County of Cook                                SS                                do hereby certify that                                personally known to me to be the same persons  
whose name(s) is/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 the 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 29th day of March, 2006.

Berlin A Lopez  
NOTARY PUBLIC

**PROPERTY ADDRESS:**

4614-16 S. Western, Chicago, IL. 60609



**AFTER RECORDING, PLEASE MAIL TO:**

CHICAGO TITLE LAND TRUST COMPANY  
171 N. CLARK STREET MLO-LT                                OR  
CHICAGO, IL 60601-3294

**BOX NO. 333 (COOK COUNTY ONLY)**

**SEND FUTURE TAX BILLS TO:** Rodrigo Juárez - 8626 W. 73rd St., Justice, IL. 60458

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## STATE 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: March 29, 2006

Signature: *Rodrigo Juarez*  
Rodrigo Juarez/Grantor or Agent

### SUBSCRIBED AND SWORN

To before me on this 29th day of March, 2006.

*Belinda T Lopez*  
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.

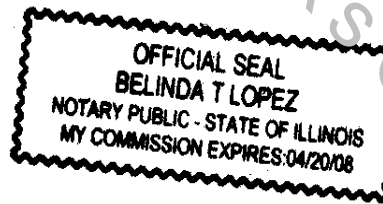
Dated: March 29, 2006

Signature: *Rodrigo Juarez*  
Rodrigo Juarez/Grantee or Agent

### SUBSCRIBED AND SWORN

to before me on this 29th day of March, 2006.

*Belinda T Lopez*  
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 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.)

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## LEGAL DESCRIPTION

THE NORTH 24 FEET OF LOT 7 IN JOE HOUGH'S BOULEVARD ADDITION OF LOTS 13 AND 14 IN NICHOLAS P. IGLEHART'S SUBDIVISION OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE SOUTH 2 FEET OF LOT 5 AND ALL OF LOT 6 IN JOE HOUGH'S BOULEVARD ADDITION A SUBDIVISION OF LOT 13, AND 14 IN NICHOLAS P. IGLEHART'S SUBDIVISION OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN NUMBER: 19-01-426-087-0000 & 19-01-426-092-0000

ADDRESS: 4614-16 S. WESTERN AVE. CHICAGO, IL 60609

Property of Cook County Clerk's Office