

# UNOFFICIAL COPY



Doc#: 0622240060 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/10/2006 10:24 AM Pg: 1 of 3

Do not write above this line-Recording information only

This document prepared by **Karen R Corder**  
Mail after recording to: **Franklin Trust, 1658 N. Milwaukee Ave. #278, Chicago, IL 60647**

FIRST AMERICAN TITLE

ORDER # 1429565 1512  
Warranty Deed to Trustee

**The Grantor(s) Jose Garcia and Emily K. Garcia, husband and wife**, of the County of **Cook** and the State of **Illinois** for and in consideration of \$10.00, and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants:

**Unto Elizabet Salguero** as Trustee and not personally under the provisions of a trust agreement dated the **14<sup>th</sup>** day of **April of 2006**, known as **The 7430 West 57<sup>th</sup> Place Residential Land Trust**, State of **Illinois** to wit:

Lot 29 in block 1 in Fisher and Miller's Argo subdivision of Summit, a subdivision of that part of the West 1/2 of the South 1/2 of the Northeast 1/4, lying southeast of the center of Archer Road in Section 13, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois. Commonly known as 7430 W. 57th Place, Summit, IL 60501.

Property Index No. 18-13-216-029-0000

as per plat thereof recorded in the Office of the Recorder of Cook county, State of Illinois.

**Together** with all the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

**To Have and to Hold** the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

**Full** power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to 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 donate, 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 now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any

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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 hereafter, to contract to make leases and to grant options to lease and options 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 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 renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements changes 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 the said trustee in relation to said premises, 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, 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 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 full accordance of the trust's conditions and limitation contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

***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. 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 grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

***In Witness Whereof***, the said grantor(s) has(have) hereunto set his(their) hands and seals this 8<sup>th</sup> day of June of 2006, AD. Signed Sealed and Delivered in our Presence:

Jose Garcia  
Signature

Emily K. Garcia (Seal)  
Signature

\_\_\_\_\_  
Signature

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

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State of IL  
County of COOK

**I Hereby Certify** that on this day, before me, an officer duly authorized in the State of Illinois, to take acknowledgments, personally appeared Jose Garcia and Emily K Garcia to me known as the person(s) described in and who executed the foregoing instrument and Acknowledged before me that (he/she/~~they~~) executed the same.

10/22/07  
My Commission Expires  
COOK  
My County of Residence

Juan Martinez  
Notary Signature  
Juan Martinez  
Printed Notary



*Mail to: Jan Bills Jr  
Elizabeth Salguero  
1008 W. Milwaukee  
Chicago, IL 60647*

STATE TAX

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

AUG. -8.06

# 0000030883

REAL ESTATE TRANSFER TAX
00253.00
FP 103027

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

AUG. -8.06

REVENUE STAMP

REAL ESTATE TRANSFER TAX

0012650

FP 103028

# 0000031083