

UNOFFICIAL COPY

WARRANTY DEED IN TRUST



Doc#: 0908647077 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/27/2009 09:57 AM Pg: 1 of 3

This Document Prepared By:
Dennis G. Kral
Attorney At Law
18100 Harwood Avenue,
Homewood, IL 60430
708-957-7800

THIS INDENTURE WITNESSETH, That the Grantors, Juan Sanchez, of the Village of Olympia Fields, County of Cook, in the State of Illinois, for and in consideration of TEN DOLLARS(\$10.00) and other good and valuable consideration in hand paid, CONVEY[S] and QUIT CLAIM[S] unto North Star Trust Company as Trustee, Land Trust dated May 20, 1986, Trust #11-2426, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

Parcel 1:

THAT PART OF THE EAST 2/3 OF THE SOUTH 1/2 OF LOT 6 IN A.T. MCINTOSH'S CRAWFORD AVENUE FARMS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (SOUTH OF THE INDIAN BOUNDARY LINE) LYING WEST OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 7 IN SAID FRANCZYK SUBDIVISION, BEING A RESUBDIVISION OF THE NORTH 1/2 OF SAID LOT 6 IN COOK COUNTY, ILLINOIS.

Parcel 2:

LOT 7 IN FRANCZYK SUBDIVISION BEING A RESUBDIVISION OF THE NORTH HALF OF LOT 6 IN ARTHUR T. MCINTOSH'S CRAWFORD AVENUE FARMS, A SUBDIVISION OF THE WEST HALF OF THE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Number: 28-23-300-048-0000 & 28-23-300-035-0000

Address of Property: 3825 W. 166th Place, Markham, IL



CITY OF MARKHAM
Water Stamp

Date: 2/11/09
\$ 50.00 1509

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 sel 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 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 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

UNOFFICIAL COPY

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 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 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 not only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor hereby expressly waives and releases 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.

DATED this 20 day of March, 2008.

Juan Sanchez
Juan Sanchez (seal)

Grant under power of a real estate trust act
[Signature]

State of Illinois

ss

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, **Juan Sanchez** 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 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 official seal, this 20 day of March, 2008.

Commission Expires 5/9, 09.

Linda M. Linder
Notary Public



Mail To:

Dennis G. Kral
18100 S. Harwood Ave.
Homewood, IL 60430

ADDRESS OF PROPERTY:
3825 W. 166th Place
Markham, IL 60426

Recorder's Office Box No. _____

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY
AND IS NOT PART OF THIS DEED
SEND SUBSEQUENT TAX BILLS TO:
1044 Elliott Court
Olympia Fields, IL 60461

UNOFFICIAL COPY

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: March 20, 2018.

Juan Sanchez
Signature/Grantor or Agent

SUBSCRIBED AND SWORN to before me
this 20 day of March, 2018.

Linda M. Linder
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, 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 20, 2018.

Juan Sanchez
Signature/Grantee or Agent

SUBSCRIBED AND SWORN to before me
this 20 day of March, 2018.

Linda M. Linder
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 of a Class A misdemeanor for subsequent offenses.

[Attach to deed for ABI to be recorded in Cook County, Illinois if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]