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09097753

GEORGE E. COLE®
LEGAL FORMS

No. 804
November 1994

0188/0139 05 001 Page 1 of 4
1999-11-22 12:18:30
Cook County Recorder 27.00

WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

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09097753

THE GRANTOR 1834 SOUTH ASHLAND BUILDING CORPORATION

a corporation created and existing under and by virtue of the laws of the State of ILLINOIS and duly authorized to transact business in the State of ILLINOIS, for and in consideration of the sum of TEN AND 00/100 (10.00)

DOLLARS, and other good and valuable considerations in hand paid,

and pursuant to authority given by the Board of of said corporation, CONVEYS and WARRANTS to THE CARLOS AVILA TRUST, RICHARD AVILA, TRUSTEE 917 SOUTH 8TH AVENUE LAGRANGE, IL 60525

(Name and Address of Grantee) the following described Real Estate situated in the County of COOK

in State of Illinois, to wit: LOT 48 IN WALKER'S SUBDIVISION OF BLOCK 48 IN SECTION 19, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERICIAN AS PER PLAT THEREOF IN BOOK 'E' OF PLATS PAGE 1 FORMERLY IN OFFICE OF BOARD OF PUBLIC WORKS, IN COOK COUNTY, ILLINOIS.

36m

C.T.I./W
47837379-
99080749

Permanent Real Estate Index Number(s): 17-19-413-020-0000, VOLUME 596

Address(es) of Real Estate: 1834 SOUTH ASHLAND, CHICAGO, ILLINOIS

SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s); and to General Taxes for and subsequent years.

BOX 333-CTI

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 17 day of NOV, 19 99.

1834 SOUTH ASHLAND BUILDING

By (Name of Corporation) President

Attest: Secretary



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WARRANTY DEED Corporation to Individual

GEORGE E. COLE
LEGAL FORMS

Exempt under provisions of Paragraph E,
Section 4, Real Estate Transfer Tax Act.

11-17-99

Date

[Signature]
Buyer, Seller, or Representative

TO

I HEREBY DECLARE THAT THE ATTACHED DEED
REPRESENTS A TRANSACTION EXEMPT FROM
TAXATION UNDER THE CHICAGO TRANSACTION
TAX ORDINANCE BY PARAGRAPH(S) E OF
SECTION 400-200 OF SAID ORDINANCE.

11-17-99

Date

[Signature]
Buyer, Seller, or Representative

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County
and State aforesaid, DO HEREBY CERTIFY that Richard AVILA personally known to
me to be the _____ President of the

corporation, and _____ personally known to me to be

the _____ Secretary of said corporation, and personally known to me to be
the same persons whose names are subscribed to the foregoing instrument, appeared before me this day

"OFFICIAL SEAL
STEPHEN J. CONNOLLY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/25/2001
NOTARIAL SEAL
HERE

person and severally acknowledged that as such _____ President and _____
Secretary, they signed and delivered the said instrument and caused the corporate seal of said
corporation to be affixed thereto, pursuant to authority given by the Board of _____
of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said
corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17 day of November 19 99

Commission expires 8/25 2001 [Signature]
NOTARY PUBLIC

This instrument was prepared by STEPHEN J. CONNOLLY, 115 W. 55TH STREET, #400, CLARENDON HILLS
(Name and Address) ILLINOIS 60514

MAIL TO: STEPHEN J CONNOLLY
(Name)
115 W. 55TH - STE 400
(Address)
CLARENDON HILL IL
(City, State and Zip) 60514

SEND SUBSEQUENT TAX BILLS TO:

(Name)

(Address)

(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

85226060

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 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 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 only an interest in the earnings, avails and proceeds thereof as aforesaid.

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STATEMENT BY GRANTOR AND GRANTEE

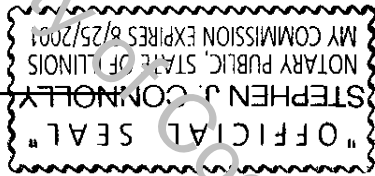
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized 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 and hold title to real estate under the laws of the State of Illinois.

Dated Nov. 17, 19 99 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said RICHARD AVILA
this 17 day of Nov
19 99.

[Signature]
Notary Public

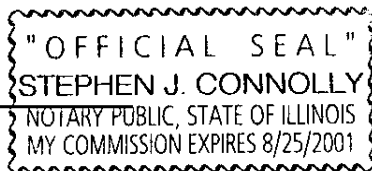


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Nov. 17, 19 99 Signature: [Signature], Trustee.
Grantee or Agent

Subscribed and sworn to before me by the
said RICHARD AVILA
this 17 day of Nov
19 99.

[Signature]
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]