

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

EXEMPT UNDER PROVISIONS OF PAR E  
SECTION 4, REAL ESTATE TRANSFER TAX ACT

6/25/08  
DATE

REPRESENTATIVE

EXEMPT UNDER PROVISIONS OF PAR E SECTION 200.1-2B6,  
CHGO TRANSACTION TAX ORDINANCE.

6/25/08  
DATE

REPRESENTATIVE



Doc#: 0917731123 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/26/2009 02:36 PM Pg: 1 of 4

THIS INDENTURE WITNESSETH, That the Grantor(s)

Luis F. Estrada

of the County of Cook and State of Illinois for and in consideration of TEN and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand, paid, Convey and warrant unto PARKWAY BANK AND TRUST COMPANY, 4800 N. Harlem Avenue, Harwood Heights, Illinois 60656, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of the trust agreement dated the 25th Day of June 20 08, known as Trust Number 14723, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE ATTACHED

**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 hereof, 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 the case of any single demise the term of 198 years, and to review 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 of 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 premise 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 deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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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 and in said trust agreement or in some amendment thereof and binding upon all beneficiaries there under, (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, 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 all person 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 \_\_\_\_\_ 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 \_\_\_\_\_ aforesaid ha(S) hereunto set his hand

And seal this 25th day of June 20 08

[X] \_\_\_\_\_ [X] \_\_\_\_\_

[X] \_\_\_\_\_ [X] \_\_\_\_\_

THIS INSTRUMENT WAS PREPARED BY: JOSEPH HARRIS REAL ESTATE BROKER

STATE OF ILLINOIS

COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that

\_\_\_\_\_ Louis Estrada \_\_\_\_\_ personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledge that signed, sealed and delivered the said instrument as set 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 25th day of June 20

\_\_\_\_\_  
OFFICIAL SEAL  
ANDREW BOFFA

NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES FEB. 06, 2012

MAIL TO: ATTENTION TRUST DEP.  
PARKWAY BANK AND TRUST COMPANY  
4800 NORTH HARLEM AVENUE  
HARWOOD HEIGHTS, ILLINOIS 60706

For information only insert street address of  
Above described property

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Fidelity National Title Insurance Company

Commitment Number: 09BAR14634

## SCHEDULE C PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Lot 12 in Block 16 in H.O. Stone and Company's Belmont Avenue Terrace Subdivision of the West 1/2 of the Southwest 1/4 of Section 19, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 7035 West Roscoe Street, Chicago, IL 60634-3643  
PIN # 13-19-320-003-0000

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## STATEMENT OF GRANTOR OR GRANTEE

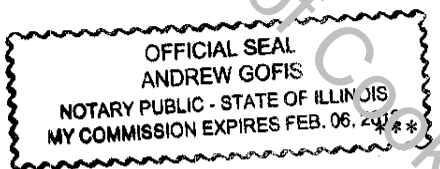
The **GRANTOR** or his Agent affirms that, to the best his/her knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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

Date: \_\_\_\_\_

Signature: [Handwritten Signature] (Grantor/Agent)

Subscribed and sworn to before me  
By the said Grantor/Agent on 6-25-08

[Handwritten Signature]  
Notary Public



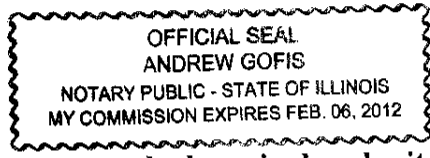
The **GRANTEE** or his agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate Illinois, a partnership authorized to do business or acquire an 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.

Date: \_\_\_\_\_

Signature: [Handwritten Signature] (Grantee/Agent)

Subscribed and sworn to before me  
By the said Grantee/Agent on 6-25-08

[Handwritten 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 facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of section 4 of the Illinois Real Estate Transfer Tax Act)