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DEED

MAIL TO:

Doc#: 1102818003 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/28/2011 12:18 PM Pg: 1 of 5

MARTIN GOLUB
ATTORNEY AT LAW
723 PINEHURST
BUFFALO GROVE, IL. 60089

THE GRANTORS LUIS F. LUNA AND GLADYS LUNA, HIS SPOUSE, OF THE MUNICIPALITY OF 4053 N. MOBILE AVE., CHICAGO, ILLINOIS 60634, COUNTY OF COOK, STATE OF ILLINOIS FOR AND IN CONSIDERATION OF TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS IN HAND PAID CONVEY AND QUIT CLAIM

AN UNDIVIDED ONE HALF TO LUIS F. LUNA, 4053 N. MOBILE AVE., CHICAGO, ILLINOIS 60634, COUNTY OF COOK, AS TRUSTEE UNDER THE PROVISIONS OF A DECLARATION OF TRUST DATED 1-27-2011, AND KNOWN AS THE LUIS F. LUNA TRUST AND TO ALL AND EVERY SUCCESSOR OR SUCCESSORS IN TRUST UNDER THE SAID TRUST DOCUMENT AND ANY AMENDMENTS THERETO, THE FOLLOWING DESCRIBED REAL ESTATE IN COOK COUNTY, ILLINOIS: SEE ATTACHED

AND AN UNDIVIDED ONE-HALF TO GLADYS A. LUNA, 4053 N. MOBILE AVE., CHICAGO, ILLINOIS 60634, COUNTY OF COOK, AS TRUSTEE UNDER THE PROVISIONS OF A DECLARATION OF TRUST DATED 1-27-2011, AND KNOWN AS THE GLADYS A. LUNA TRUST AND TO ALL AND EVERY SUCCESSOR OR SUCCESSORS IN TRUST UNDER THE SAID TRUST DOCUMENT AND ANY AMENDMENTS THERETO, THE FOLLOWING DESCRIBED REAL ESTATE IN COOK COUNTY, ILLINOIS: SEE ATTACHED.

DATE: 1-27-2011

PLN #: SEE ATTACHED

PROPERTY ADDRESS: 4053 N. MOBILE AVE., CHICAGO, ILLINOIS 60634

SUBJECT TO: COVENANTS, CONDITIONS, EASEMENTS AND ALL OTHER RESTRICTIONS OF RECORD.

HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

LUIS F. LUNA

(SEAL)

GLADYS LUNA

(SEAL)

Exempt under Real Estate Transfer Tax Law 87-1.03/31-45
sub par. E and Cook County Ord. 03-0-27 par. _____
Date 01-28-2011 Sign

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hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate of any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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 trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity, or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

Every deed, trust deed, mortgage, lease, or other instrument executed by trustee or any successor trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of delivery thereof, the trust created herein and by the 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 herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that trustee or any successor 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 the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

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PROPERTY ADDRESS: 4053 N. MOBILE AVE., CHICAGO, ILLINOIS 60634

PERMANENT IDENTIFICATION NUMBER: 13-17-310-059

LEGAL DESCRIPTION:

Parcel 1: The North 1/2 of Lot 20 (except the North 29.0 feet of the West 125.0 feet thereof) in Bartlett's Subdivision of the North 7/8 of the West 1/2 of the Southwest 1/4 of Section 17, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Parcel 2: Easement for ingress and egress and ingress and for driveway upon the South 3 feet 3 inches of the West 125 feet of the North 1/4 of Lot 20 in Frederick H. Bartlett's Subdivision of the North 7/8 of the West 1/2 of the Southwest 1/4 of Section 17, Township 40 North, Range 13, East of the Third Principal Meridian, together with the North 4 feet of the West 90 feet of the South 1/2 of the North 1/2 of said Lot 20 and, also, that part of the West 125 feet of the North 1/4 of Lot 20, together with other parts of said Lot 20 described as follows, to-wit: commencing at the Southeast corner of thence South 19.9 feet, thence West 20 feet, 11-3/4 inches, thence Southwesterly to a point 15 feet-3/8 inches East of the West of said Lot 20 and 3.3 feet North of the South line of said North 1/4 of said Lot 20, thence South 3.3 feet to the South line of said North 1/4 of said Lot 20; thence East to the point of beginning, said easement created in Trustee's Deed from Gustav R. Richer as trustee, under Trust Agreement dated June 12, 1937 known as Trust Number One grantor and Anna Beger, grantee, recorded January 8, 1940 as document number 12419385.

Cook County Clerk's Office

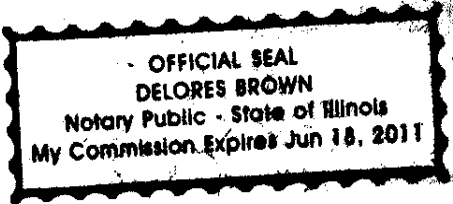
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STATEMENT BY GRANTOR AND GRANTEE

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 1-27, 2011. Signature: [Signature]
Grantor or Agent

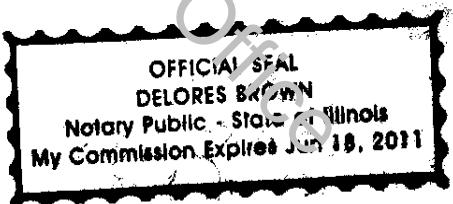
Subscribed and sworn to before me by the said Grantor this 27th day of January, 2011.
Notary Public [Signature]



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 1-27, 2011. Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 27th day of January, 2011.
Notary Public [Signature]



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 or for subsequent offenses.

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