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WARRANTY DEED IN TRUST



Doc#: 1211708230 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/26/2012 02:53 PM Pg: 1 of 3

THIS INDENTURE WITNESSETH, That the Grantor(s), Ana B. Garcia and Jose A. Garcia, husband and wife of 1011 Garden Street, Park Ridge, of the County of Cook and State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT unto CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, whose address is 181 W. Madison Street, 17th Floor, Chicago, IL 60602-4964, as Trustee under the provisions of a trust agreement dated the 1st day of September, 2011, known as Trust Number F679484, the following described real estate in the County of Cook, and State of Illinois, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 1011 Garden Street, Park Ridge, Illinois 60068
Permanent Tax Number: 09-35-108-027-0000

11015876u



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 31874

FIDELITY NATIONAL TITLE

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 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 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

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FRS File No.: 679484

Customer File No.: 2011-14238 Ana B. Garcia

EXHIBIT A

LOT 3 IN BLOCK 5 IN UNION ADDITION TO PARK RIDGE IN SECTION 35, TOWNSHIP 41 NORTH,
RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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instrument was executed in accordance with the trust conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries hereunder, (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.

And the said grantor(s) 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.

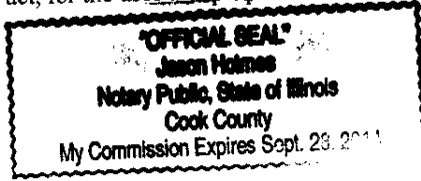
In Witness Whereof, the grantor(s) aforesaid has/ve hereunto set their hand(s) and seal(s) this 24 day of JAN, 2012.

Ana B. Garcia
Ana B. Garcia

Jose A. Garcia
Jose A. Garcia

State of Illinois
County of COOK SS ~~██████████~~

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Ana B. Garcia married to Jose A. Garcia, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 notarial seal this 24th day of January, 2012

Jason Holmes
NOTARY PUBLIC

State of Illinois
County of COOK SS ~~██████████~~

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Jose A. Garcia, married to Ana B. Garcia, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 notarial seal this 24th day of January, 2012

Jason Holmes
NOTARY PUBLIC

AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE LAND TRUST COMPANY
171 N. CLARK STREET
CHICAGO, IL 60602-4694

REAL ESTATE TRANSFER	04/25/2012
COOK	\$201.25
ILLINOIS:	\$402.50
TOTAL:	\$603.75



09-35-108-027-0000 | 20120401604146 | RWS9C0

THIS INSTRUMENT WAS PREPARED BY: Richard Shopiro, Sulzer & Shopiro, Ltd., 111 W. Washington Street, Suite 855, Chicago, IL 60602