

# UNOFFICIAL COPY

DEED IN TRUST



Doc#: 1301139027 Fee: \$44.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/11/2013 11:41 AM Pg: 1 of 4

THE GRANTOR(S) JORGE PEREZ,  
a/k/a JORGE ALONSO PEREZ

Of the County of COOK  
And State of ILLINOIS

For and in consideration of  
TEN and NO/100 (\$10.00) Dollars,

(Above Space for Recorder's Use Only)

Affix "Riders" or  
Revenue Stamps  
Here

and other good and valuable considerations in hand paid, Convey s and (WARRANT S /QUIT CLAIM\_S)\* unto

COMMUNITY SAVINGS BANK, an Illinois Corporation, 4801 W. Belmont Avenue, Chicago, Illinois 60641  
(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 6th day of December, 2012,  
and known as Trust Number LT-2587 (hereinafter referred to as "said trustee," regardless of  
the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the  
following described real estate in the County of COOK and State of Illinois, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

P. I. N. 13-26-216-039-0000

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 are hereby granted to said trustee to improve, manage, protect and subdivide  
said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 there-  
of, 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 198 years, and to renew or extend leases upon any terms 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 anytime or  
times hereafter.

(over)

City of Chicago  
Dept. of Finance  
635151



Real Estate  
Transfer  
Stamp

**UNOFFICIAL COPY**

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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided

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.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 6th Day of December 2012

(Seal) JORGE PEREZ  
a/k/a JORGE ALONSO PEREZ

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 JORGE PEREZ, a/k/a JORGE ALONSO PEREZ

Personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 6th day of December 2012

Commission expires 7/6/2013, 20 Notary Public

\* USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: COMMUNITY SAVINGS BANK  
4801 W. Belmont Ave.  
Chicago, IL 60641-4330

OR RECORDER'S OFFICE BOX NO BOX 331

ADDRESS OF PROPERTY:  
2940 North Kimball Avenue  
Chicago, Illinois 60618

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:  
Jorge Alonso Perez  
2 42 West Logan Blvd.,  
Chicago, IL 60647

DOCUMENT NUMBER

Prepared by:

# UNOFFICIAL COPY

**LEGAL DESCRIPTION:**

LOT 3 (EXCEPT THAT PART THEREOF LYING EAST OF THE WEST LINE OF KIMBALL AVENUE PRODUCED FROM THE NORTH CONVEYED TO THE CITY OF CHICAGO BY DEED RECORDED DECEMBER 21, 1928 AS DOCUMENT 10240188) IN THE RESUBDIVISION OF LOTS 1 TO 6 INCLUSIVE IN BLOCK 7 IN HENRY WISNER'S SUBDIVISION OF LOTS 11 AND 12 IN BRAND'S SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 2940 NORTH KIMBALL AVENUE, CHICAGO, IL 60618

PROPERTY INDEX NUMBER: 13-26-216-039-0000

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

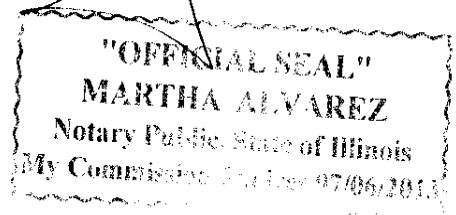
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 12/6/2012

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantor THIS 6th DAY OF December, 2012.

NOTARY PUBLIC Martha Alvarez



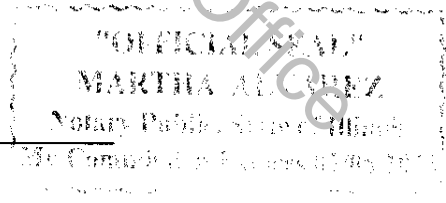
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12/6/2012

Signature [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantee THIS 6th DAY OF December, 2012.

NOTARY PUBLIC Martha Alvarez



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.]