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LEGAL FORMS

No. 1990-REC  
November 1997

## DEED IN TRUST (ILLINOIS)



Doc#: 1313516123 Fee: \$42.00  
RHSP Fee: \$10.00 Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/15/2013 03:58 PM Pg: 1 of 3

CAUTION: Consult a lawyer before using or acting under this form. *Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.*

THE GRANTOR MAXIMILIANO CHAVEZ, a single man  
of the County of Cook and State of Illinois for and in consideration of  
TEN (\$10.00) --- DOLLARS, and other good and valuable considerations in hand paid, Convey \_\_\_\_\_ and  
(WARRANT \_\_\_\_\_ /QUIT CLAIM \_\_\_\_\_)\* unto MAXIMILIANO CHAVEZ  
5330 S. Austin Avenue  
Chicago, IL 60638

(Name and Address of Grantee)

as Trustee under the provisions of a trust agreement dated the 1st day of May, 2013 ~~2013~~,  
and known as Trust Number 3804 (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: Lot 74 (except that part thereof lying East of  
a line 67 feet West of and parallel with the East line of Section 31,  
Township 39 North, Range 14, East of the Third Principal Meridian, in  
Chittenden's Subdivision of Block 36, in the Canal Trustees' Subdivision  
of the East 1/2 of Section 31, Township 39 North, Range 14, East of the  
Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 17-31-430-038-0000  
Address(es) of real estate: 3804 S. Ashland Avenue - Chicago, IL 60609

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, street, 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 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 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.

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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 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, hers, 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 \_\_\_\_\_ 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.

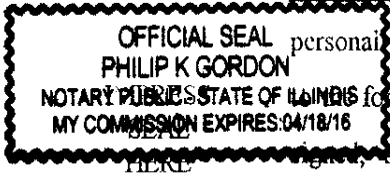
In Witness Whereof, the grantor \_\_\_\_\_ aforesaid has hereunto set his hand \_\_\_\_\_ and seal  
this 1st day of May, 2013 ~~xxx~~

\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)  
\_\_\_\_\_  
MAXIMILIANO CHAVEZ

State of Illinois, County of \_\_\_\_\_ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

MAXIMILIANO CHAVEZ, a Single man



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 \_\_\_\_\_ 1st day of \_\_\_\_\_ May, 2013 ~~xxx~~

Commission expires 4-18-2016 ~~xxx~~

\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by PHILIP K. GORDON, Atty at Law - 809 W. 35th St., Chgo, IL 60609  
(Name and Address)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

SEND SUBSEQUENT TAX BILLS TO:

PHILIP K. GORDON, Atty at Law  
(Name)

MAXIMILIANO CHAVEZ  
(Name)

MAIL TO: 809 W. 35th St.  
(Address)

5330 S. Austin Avenue  
(Address)

Chicago, Illinois 60609  
(City, State and Zip)

Chicago, Illinois 60638  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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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 May 1, 2013, ~~xxx~~

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me

by the said MAXIMILIANO CHAVEZ

this 1st day of May, 2013, ~~xxx~~

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 May 1, 2013, ~~xxx~~

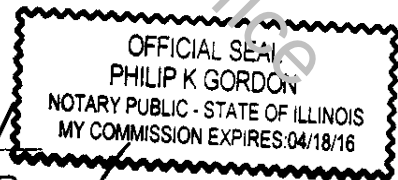
Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me

by the said MAXIMILIANO CHAVEZ

this 1st day of May, 2013, ~~xxx~~

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 for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

City of Chicago  
Dept. of Finance  
643938



Real Estate  
Transfer  
Stamp

5/15/2013 15.40

\$0.00

dr00193

Batch 6,349,523