

# UNOFFICIAL COPY



## QUITCLAIM DEED IN TRUST

AFTER RECORDING, PLEASE MAIL TO:

NORTH COMMUNITY BANK  
LAND TRUST DEPARTMENT  
3322 S. OAK PARK AVE.  
BERWYN, IL 60402

Doc#: 1409718081 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/07/2014 12:33 PM Pg: 1 of 4

THIS INDENTURE WITNESSETH, That the Grantor(s) JUAN BARRON, BACHELOR  
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 consideration in hand  
paid, convey(s) and quit claim(s) unto NORTH COMMUNITY BANK, an Illinois banking corporation, its  
successor or successors, as Trustee under the provisions of a trust agreement dated the 28th  
day of FEBRUARY, 2014, known as Trust Number 2699, 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 arid 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 present or future, 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 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, conveyor 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.

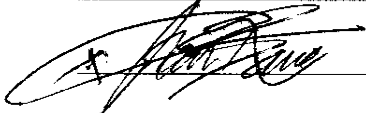
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In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any 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 or their predecessor in trust.

The interest of each and every beneficiary hereunder and 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(s) aforesaid has hereunto signed and set his seal this 17th day of MARCH 2014.

JUAN BARRON

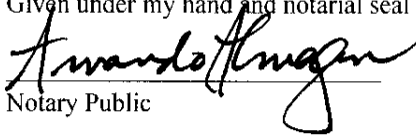


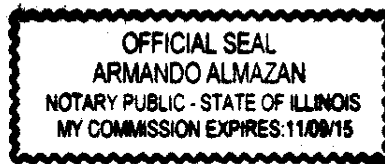
STATE OF ILLINOIS )  
 )SS  
 COUNTY OF COOK )

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

JUAN BARRON, BACHELOR personally known to me to be the same person(s) whose name(s) 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 notarial seal this 17th day of MARCH, 2014

  
 Notary Public



THIS INSTRUMENT PREPARED BY:

ARMANDO ALMAZAN  
3743 W. 26th STREET  
CHICAGO, IL 60623  
773.521.3200

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## LEGAL DESCRIPTION

LOT 26 IN BOONEY'S ADDITION TO LAWNSDALE, BEING A SUBDIVISION OF BLOCK 8 OF STEELE'S AND OTHERS SUBDIVISION OF THE SOUTH EAST ¼ AND THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 16-26-315-019-0000

PROPERTY ADDRESS: 2759 S. MILLARD, CHICAGO, ILLINOIS 60623

Property of Cook County Clerk's Office

Real Estate  
Transfer  
Stamp  
\$0.00  
Batch 7,893,243



City of Chicago  
Dept. of Finance  
664115  
4/7/2014 12:24  
dr00198

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## STATEMENT BY GRANTOR AND GRANTEE

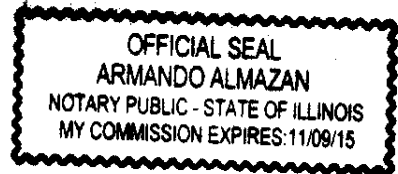
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 3-17, 2014

Signature: *Raul Nunez*  
Grantor or Agent

Subscribed and sworn to before me by the said RAUL NUNEZ this 17th Day of MARCH, 2014.

Notary Public *Armando Almazan*



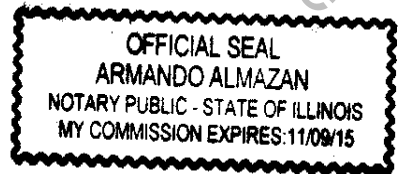
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 3-17-, 2014

Signature: *Raul Nunez*  
Grantor or Agent

Subscribed and sworn to before me by the said RAUL NUNEZ this 17th Day of March, 2014.

Notary Public *Armando Almazan*



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