UNOFFICIAL COPY

Deed in Trust



P.O. BOX 129 ADDISON, IL (630) 629-5000•MEMBER FDIC *1836013006D*

Doc# 1836013006 Fee ≇44.25

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAUIT FEE: \$2.00 EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/26/2018 09:57 AM PG: 1 OF 3

(RESERVED FOR RECORDER'S USE ONLY)

This Indenture Witnesseth, That the Granton, GLORIA RIVERA, ROSENDO S. GONZALEZ, ELVIRA P. GONZALEZ & JOSE A. RIVERA, Melrose Park,

of the County of COOK		and State of	ILLINOIS	for and in consid	eratior
	0) Dollars, and other			n hand paid, Convey/s and Wa	
unto the OXFORD BANK &	TRUST, P.O. Box 12	9, Addison, Illinois	60101 a corporat	ion organized and existing und	der the
laws of the State of Illinois, a September	s Trustee under the 2018 known	provisions of a trus n as Trust Number	t agreement dated 1919	d the26th the following described real	day of estate
in the State of Illinois, to wit:		00/			
LOTS 19 & 20 IN BLOCK 8	2 IN MELROSE, SA	ID MELROSE BEI	NG A SUBDIVISI	ON OF LOTS 3, 4, & 5 IN	
SUPERIOR COURT PARTI	TION OF THE SOU	ITH 1/4 O F SECTION	ON 3 WITH ALL T	HAT PART OF SECTION 10	
LYING NORTH OF THE RIG	GHT OF WAY OF C	HICAGO AND NO	RTHWESTERN F	RAILWAY COMPANY IN	
TOWNSHIP 39 NORTH, RA	NGE 22 EAST OF	THE THIRD PRING	IPAL MERIDIAN	IN COOK COUNTY,	
ILLINOIS.			7%		
Permanent Index No.:15-	03-429-009-0000				
4040 4	040 N. 40TH AVE	NULL MELDOCE		54	
Common Address: 1016-1	018 N. 16TH AVE	NUE, WELKUSE	MAKK, IL 60765	Z .	

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 and vested in 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 lessee to commence in present or in future, 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 changes of 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. Any such power and authority granted to the Trustee shall not be exhausted by the user thereof, but may be exercised by it from time to time and as often as occasion may arise with respect to al

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 and said trust agreement have been complied with, or be obliged to inquire into the necessity or expediency of

P3-66 S N

INTAY

D 12-21-18

NOFFICIAL CC

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 by 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.

This conveyance is made upon the express understanding and condition that neither Oxford Bank & Trust, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election the the Trustee, in its own name as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except any so far as the trust property and funds in the actual possession other the Trustee shall be applicable for the payment aid circharge thereof.) All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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 p or erty, 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 new 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 said Trustee shall not be required to produce the trust agreement or a copy thereof or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor/s hereby expressly waive/s and rolease/s all rights under and by virtue of the homestead exemption

laws of the State of Illinois.	2611
In Witness Whereof, the grantor/s aforesaid SEPTEMBER 2018	has/ve hereunto ret/s hand/s and seal/s this 26TH day of
Anomdo & Am ales	(SEAL) (SEAL)
Joh Nola	(SEAL)
COUNTY OF DuPAGE) SS STATE OF ILLINOIS)	
I, the undersigned, a Notary Public in and for GLORIA RIVERA, ROSENDO S. GONZALEZ, ELVIR	or said County, in the State aforesaid do hereby certify thatRA_P. GONZALEZ and JOSE A. RIVERA
me this day in person and acknowledged that	Diana Palicca
This document prepared by:	Notary Public
GLORIA RIVERA 1016 N. 16TH AVENUE MELROSE PARK, IL 60160	"OFFICIAL SEAL" DIANA PALICKA Notary Public, State of Illinois My Commission Expires 01/21/19
Mail Tax Bills to:	MAIL RECORDED DEED TO:
CLODIA DIVEDA	OXFORD BANK & TRUST

P.O. BOX 129

ADDISON, IL 60101

Exempt under provisions of Paragraph

Real Estate Transfer Tax Act.

Buyer, Seller, or Representative

GLORIA RIVERA

1016 N. 16TH AVENUE

MELROSE PARK, IL 60160

1836013006 Page: 3 of 3

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 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 95618

Signature

Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE

ME BY THE SAID

THIS 26 th DAY OF LEAST

NOTARY PUBLICACION (Solicità

"OFFICIAL SEAL" DIANA PALICKA

Notary Public, State of Illinois
My Commission Expires 01/21/19

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.

Date 9/24/2014

Signature

Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE

ME BY THE SAID

THIS 26 D

18 .

NOTARY PUBLICA

AY OF September

19 Sian On 110 pm

"UNGCIAL SEA."

DIANA PALICKA

Notary Public, Sterp of lilling's

My Commission Equires 01/21/19

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.

