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Doc#. 2304829057 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 02/17/2023 12:55 PM Pg: 1 of 3

Dec ID 20230201652992

ST/CO Stamp 0-039-661-392 ST Tax \$18.50 CO Tax \$9.25

City Stamp 1-197-420-368 City Tax: \$194.25

WARRANTY DEED IN TRUST

The above space is for the recorder's use only

and is not part of this deed.

0	
THIS INDENTURE WITNESSETH, THAT the Grantors, REAL HOL	ME HELPERS LLC _of the County of COOK and
the State of Illinois for and in consideration of Ten and No/100ths Dol paid, Conveys and warrants unto	Hars (\$10.00), and other good and valuable considerations in hand COMPANY its successor or successors, as February 2005 known as Trust Number 74-3605 Porte Ave. Oak Lawn, IL 60453-4734 the following
LOT 35 IN BLOCK 2 IN THOMAS J. DIVEN'S SUE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND OF THE SOUTHWEST 1/4 AND THE EAST 1/2 O 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RAN THIRD PRINCIPAL MERIDIAN, IN COOK COUNT	THE EAST 1/2 OF THE NORTHWEST 1/4 F THE NORTHWEST 1/4 OF THE SOUTHWEST GE 13, EAST OF THE
PROPERTY ADDRESS: 1114 N AVERS AVENUE	E, CHICAGO, ILLINOIS 60651
(Note If additional space is required for legal, attach o together with all the appurtenances and privileges thereunto belonging 2022 and subsequent years. Permanent Index No.: 16-02-302-037-0000	
UNDERSIGNED AGREE THAT THE ADDITIONAL, THEREOF SHALL CONSTITUTE A PART OF THIS WARRAN And the said grantors hereby expressly waive and release statues of the State of Illinois, providing for the exemption of hom in Wimess Whereof, the grantors aforesaid have hereunto se	TY DEED IN TRUST AND ARL INCORPORATED HEREIN, any and all rights or benefits under and by virtue of any and all testeads from sales on execution or otherwise.
in wimess whereof, the grantors aforesaid have hereumo se	t then hallos and seats this
Jan Glan, you (SEAL)	(SEAL)
J. mds - F. O. A.	
MAIL The Chicago Trust Company	ADDRESS 1114 N Avers Avenue
10437 LaPorte Ave. TO Oak Lawn, IL 60453-4734	OF Chicago, IL 60651 PROPERTY:
	The above address is for information only

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth. This deed is made Subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Full power and authority is hereby granted to said trustee to subdivide and re-subdivide the real estate or any part thereof; to dedicate parks, streams, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion by leases to commerce in praesenti or futuro, and upon any terms and for any period or periods of time and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges or any kind; to release, convey or assign any right, title or interest in or about easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different fem like ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or to be obliged or privileged to inquire into any or the terms of the trust agreement; and every deed, that deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 that created herein and by the trust agreement was in full force and effect, (b) that such conveyance of other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in the trust agreement or in any amendments thereof and bindings upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, leave mortgage or other instruments 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 it, his or four predecessor in trust.

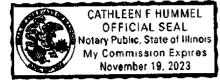
The interest of each beneficiary under the trust agreer tent and of all persons claiming under them or any of them shall be only in possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds increof 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 truce," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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STATE OF ILLINOIS

COUNTY OF COOK



This instrument was prepared by

Alan L. Wischhover Wischhover & Associates 11757 Southwest Hwy. Palos Heights, IL 60463 I, the undersigned, a Notary Public ir. and for said County, in the State aforesaid, DO HEREBY CERTIFY that

personally known to me to be the same persons, whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the instrument as 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

1001

day of Feb. , 20202023

Nada Dublia

My commission expires:

Mail subsequent tax bills to.

The Chicago Trust Co. 10437 LaPorte Avenue Oak Lawn, IL 60453-4734

UNOFFICIAL COPY



ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Exhibit A

EXHIBIT A

The Land is described as follows

LOT 35 IN BLOCK 2 IN THOMAS J. DIVEN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SO

Pin: 16-02-302-037-0000

Property Address: 1114 N Avers Ave. Chicago, IL 60651

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy, the Commitment Conditions; Schedule A, Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions, and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Form 5033717-EX (4-9-18)

ALTA Commitment for Title Insurance (8-1-16)

Illinois - Exhibit A