

12162/874289

BOX 156

UNOFFICIAL COPY



WARRANTY DEED IN TRUST

88029671

Form 91 R 7/80

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor s Juan Jose Montiel and Catalina Montiel, his wife

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 s and Warrant s unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 8th day of January 19 88, known as Trust Number 1090957 the following described Real estate in the County of Cook and State of Illinois, to-wit:

THE EAST 25 FEET OF THE WEST 50 FEET OF LOT 3 INBLOCK 5 CRAWFORD'S SUBDIVISION OF THAT PART LYING SOUTH OF CHICAGO BURLINGTON AND QUINCY RAILROAD OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THRID PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT TAX NUMBER: 16-27-236-002 BHO VOLUME NUMBER:

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 said trustee to improve, manage, protect and subdivide said premises of any part thereof, to dedicate paths, streets, highways and alleys and to vacate any subdivision or part thereof, and to subdivide 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 of years, by leaves to commence in present or future, and upon any terms and for any period or periods of time not exceeding in the case of any single lease the term of 99 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 thereof, to contract to purchase 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. 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 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, (c) 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, (d) 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 other instrument and binding upon all beneficiaries hereunder, (e) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (f) 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 the, his or their predecessor in trust. The interest of each and every beneficiary hereunder 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. If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to issue or note in the certificate of title in 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.

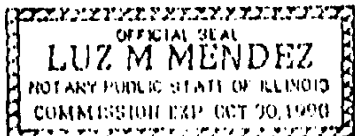
And the said grantor... hereby expressly waive... and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise

In Witness Whereof, the grantor, S. hereunto set their hand, S. and seal, S. this 19th day of January, 1988

Juan Jose Montiel (Seal) Catalina Montiel (Seal)

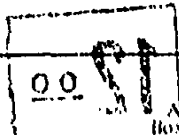
THIS INSTRUMENT WAS PREPARED BY: Steven Hernandez Esq, 4107 W. 26th Street, Chicago, IL 60623

State of Illinois } Luz M. Mendez } Notary Public in and for said County, in Cook County, Ill. } the state aforesaid, do hereby certify that Juan Jose Montiel and Catalina Montiel, his wife



personally known to me to be the same person, S. whose name S. BHO subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said 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 19th day of January, 1988

Luz M. Mendez Notary Public



After recording return to: Box 533 (Cook County only) or CHICAGO TITLE AND TRUST COMPANY 111 West Washington St., Chicago, Ill. 60602 Attention: Land Trust Department

The information only insert street address of above described property

This space for affixing Riders and Revenue Stamps

88029671

Notary Seal

UNOFFICIAL COPY

PROPERTY

88029671

Property of Cook County Clerk's Office

DEPT-01
T#4444 TRIN 2365 01/20/88 15.312.00
#1411 # D # 88-029671
COOK COUNTY RECORDER

88-029671

★ 008750 CITY OF CHICAGO ★
★ 008750 REAL ESTATE TRANSACTION TAX ★
★ 008750 DEPT. OF REVENUE JAN 20 '88 ★
★ 008750 RD. 11190 ★

375.00

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JAN 20 '88 DEPT OF REVENUE

25.00

Cook County
REAL ESTATE TRANSACTION TAX
DEPT OF REVENUE JAN 20 '88

25.00

12.00