

The above space for recorder's use only

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THIS INDENTURE WITNESSETH, THAT THE GRANTOR, FIDEL CONZALEZ AND ELENA GONZALEZ, HIS WIFE of the County of Cook and State of Illinois, for and in consideration of the sum of TEN 0/100 (\$10)----- Dollars (\$ 10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto METROPOLITAN BANK and TRUST COMPANY, an Illinois banking corporation as Trustee under the provisions of a certain Trust Agreement, dated the 8th day of November 19 91, and known as Trust Number 1903, the following described real estate in the County of Cook and State of Illinois to wit: Street address: 2101 W 21st Street Chgo IL 60608

Legal description:

LOTS 1 TO 4 INCLUSIVE IN CLAYTON'S SUBDIVISION OF THE NORTH 1/2 BLOCK 59 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

A.K.A 2101 W 21st STREET CHGO IL 60608
P.I.N. 17-19-320-019

DEPT-01 \$13.50
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COOK COUNTY RECORDER

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TO HAVE AND TO HOLD the said real estate with the appurtenances upon the trusts, and for the uses and purposes upon the limitations set forth in said Trust Agreement

Full power and authority consistent with the above described Trust Agreement is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parts, streets, highways or alleys and to create any subdivision or part thereof, and to establish said real estate as often as desired, to contract to sell, to grant options to purchase, to sell or to lease, to convey either with or without consideration, in convey said 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, interest and authorities vested in said Trustee, to lease, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in perpetuity or for a term, to commence in possession at any time and upon any terms and for any period or periods of time, and exercising in the case of any single lease the term of 99 years, and to renew or extend leases from time to time and for any period or periods of time and to amend, change or modify leases and the terms and conditions thereof at any time or times hereafter, to enter to make leases and to grant options to lease and without to renew leases and options to purchase the whole or any part of the section and to contract to purchase the amount of percent of future rentals, in addition to or in exchange for said real estate, or any part thereof, for other real or personal property, to grant statements of charges or any kind, to release, convey or assign any right, title or interest in or about or otherwise appurtenant to said real estate or any part thereof, and to deal with 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 same to deal with the same, whether similar to or different to or the ways above specified, at any time or times hereafter.

In no case shall any debts dealing with said Trustee, or any successor in trust, in relation to said real estate or in whom said real estate or any part thereof shall be considered to be paid, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to interfere into any of the terms of said Trust Agreement and any deed, trust deed, mortgage, lease or other instrument executed by said Trustee or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such mortgage, lease or other instrument, in 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, that such mortgage or other instrument was executed in accordance with the trust, conditions and limitations contained in this indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries, hereinafter set forth, and that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that the obligor(s) made in a mortgage or purchase in trust, that such mortgage or purchase in trust have been properly executed and are fully valid with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This instrument is made upon the express understanding and conditions that neither Metropolitan Bank and Trust Company, individually or as Trustee, nor its successors, agents or assigns shall incur any personal liability or be subjected to any claim, judgment or decree for anything done by it or its agents or assignees hereunder, or in or about the said real estate or under the provisions of this deed or said Trust Agreement or any amendment thereof, or its liability to persons or entities claiming in or about said real estate, and all such liability being 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 authorized for such purposes or, at the election of 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 only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge 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 under said Trust Agreement and of all persons claiming under them or any of them shall be only in the residue, profits and proceeds arising from the sale or any 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 earnings, profits and proceeds thereof as aforesaid. The provisions hereof being a trust in said Metropolitan Bank and Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 trust," or usual 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 waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor, aforesaid ha, hereunto set hand, and seal, this 20 day of November 19 91.
FIDEL GONZALEZ (REAL) ELENA GONZALEZ (REAL)

STATE OF Illinois, a Notary Public in and for said County of Cook, County, in the State aforesaid, do hereby certify that FIDEL GONZALEZ AND ELENA GONZALEZ, HIS WIFE

personally known to me to be the same person(s) who have 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 the SEAL of my office at this 21st day of Nov A.D., 19 91.
EDUARDO LARA
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES 5-23-99
My commission expires

Mail to: METROPOLITAN BANK and TRUST COMPANY
2201 W. CERMAK ROAD
CHICAGO, ILLINOIS 60608
Attention: TRUST DEPARTMENT

THIS INSTRUMENT PREPARED BY:
Eduardo Lara
3759 W 26th St
Chicago IL 60623
B7 Mail

This space for entering State and Revenue Stamp

51279315

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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
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Property of Cook County Clerk's Office

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