

This Indenture Witnesseth, That the Grantor Julietta Josen-Luna and  
Joselita C. Manalac, A Partnership

of the County of Cook and the 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 \_\_\_\_\_ and Warranty \_\_\_\_\_ unto LASALLE NATIONAL  
BANK, a national banking association, of 135 South La Salle Street, Chicago, Illinois, its successor or successors as Trustee under the  
provisions of a trust agreement dated the 23rd day of January, 1991 known as Trust Number  
116073, the following described real estate in the County of Cook and State of  
Illinois, to-wit

LEGAL DESCRIPTION SET FORTH ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

SUBJECT TO: SEE EXHIBIT A.

COMMERCIAL KNOWN AS 3109-11 WEST ARMITAGE  
CHICAGO, IL 60647

Permanent Real Estate Index No. 13-36-300-009 Vol. 551

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 lease to  
commence in present or in futuro, and upon any terms and for any period or periods of time not exceeding in the case of any single  
demise 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 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, 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 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 said 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 fully authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other  
instrument, and (d) that 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 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 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 trust" or "upon condition," or "with limitations," or words of  
similar import, in accordance with the statute in such cases made and provided.

And the said grantors 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 grantors aforesaid have hereunto set their hands and seals 91062361 this  
1st day of February, 1999

Julietta Josen-Luna and Joselita C. Manalac, A Partnership

(SEAL) BY: Julietta Josen-Luna BY: Joselita C. Manalac (SEAL)

First American Title Order # 0438289 193 A

1400

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BOX 350

Deed in Trust

WARRANTY DEED

ADDRESS OF PROPERTY

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

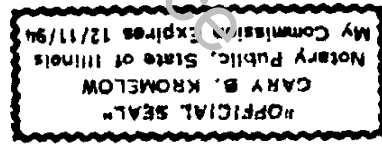
TO

LaSalle National Bank  
TRUSTEE

8027 AP

Property of Cook County Clerk's Office

Drafted By: Gary B. Kromelow  
321 N. Clark  
Suite 292C  
Chicago, Illinois 60610



STATE OF Illinois  
COUNTY OF Cook  
SS Gary B. Kromelow  
Notary Public in and for said County, in the State aforesaid, do hereby certify that  
Julieta Jolson-Luna and Joscilta C. Manalac, a  
Partnership  
personally known to me to be the same person(s) whose name(s) are \_\_\_\_\_  
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 notary seal this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19 91  
Notary Public

19829016

# UNOFFICIAL COPY

**LEGAL DESCRIPTION:**

LOTS 4 AND 5 IN BLOCK 1 IN NELS F. OLSON'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:**

COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, PROVIDED THEY DO NOT UNREASONABLY RESTRICT GRANTEE'S INTENDED USE AND ENJOYMENT OF THE PROPERTY; PUBLIC AND UTILITY EASEMENTS AND ROADS AND HIGHWAYS, IF ANY; PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; EXISTING LEASES AND TENANCIES; GENERAL TAXES FOR THE YEAR 1990 AND SUBSEQUENT YEARS.

Proposed Cook County Clerk's Office

CR  
\$1875.00

91062361