

UNOFFICIAL COPY

10466 - Francisco Garate, Esther Garate, Fernando P. Nieto and Alicia Nieto

DEED IN TRUST

91368464

The above space for recorder's use only

Form 101 Rev. 11-71

A 990015 CS

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, Francisco Garate and Esther Garate, his wife and Fernando P. Nieto and Alicia Nieto, his wife of the County of Cook and State of Illinois, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 22nd day of July, 1991, and known as Trust Number 114245-04, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 44 and the West 1/2 Feet of Lot 43 (except the South 33 feet of said Lots taken for widening 18th Street) in George Roth's Subdivision of Block 17 in the Assessor's Division of the North 1/4 of the South East 1/4 of Section 20, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois commonly known as 830 W. 18th Street, Chicago, Illinois 60608. Tax No. 17-20-405-036-0000

1300

COOK COUNTY, ILLINOIS

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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 herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to manage, protect and subdivide said real estate or any part thereof to dedicate paths, streets, highways or alleys to create any subdivision or part thereof and to redivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell or to lease, to convey with or without consideration, to 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 beneficial powers and authorities vested in said Trustee, to donate, to dedicate, to release, to release or otherwise surrender said real estate or any part thereof to any person or persons, to lease said real estate, or any part thereof, from time to time in possession or reversion, to lease to commence in present or in future, and to grant options to lease, to make, to amend, to change or to modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make, to amend, to change or to modify leases and to grant options to lease and options to purchase the whole or any part of the premises, and to contract to purchase the whole or any part of the premises, to grant, to lease, to convey or to assign any right, title or interest in or about, or 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 all other considerations as it should 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 or any successor in trust in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or conveyed by said Trustee or any successor in trust be obliged to see to the application of any purchase money, rent or money received or advanced for said real estate or to be obliged to see to 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 to 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 or any successor in trust in relation to said real estate shall be conclusive evidence in favor of every person holding the Registrar of Titles of said County, relating upon or claiming under any such mortgage, lease or other instrument, and every such deed, mortgage, lease or other instrument was in full force and effect, and 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 all amendments thereto of any and all parties upon all beneficiaries, hereunder, that said Trustee or any successor in trust was fully authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and that the conveyance in trust was 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 last of their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, 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 under the provisions of this deed or said Trust Agreement or any amendment thereto or for injury to persons or property happening in or about said real estate, any 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 enforced only by it in the name of the then beneficiaries under said Trust Agreement or their attorney in fact, hereby irrevocably appointed 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 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, whosoever, 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 earnings, avails 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 the earnings, avails and proceeds thereof as aforesaid, the interest hereof being to vest in said American National Bank and Trust Company of Chicago 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 heretofore registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, of 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 grantors hereby expressly waive and release any and all right of 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, S. Francisco Garate, Esther Garate, Fernando P. Nieto and Alicia Nieto, have hereunto set their hands and

Witness this 22nd day of July, 1991. Francisco Garate (SEAL), Esther Garate (SEAL), Fernando P. Nieto (SEAL), Alicia Nieto (SEAL)

STATE OF Illinois, I, Gail M. Dizonno, a Notary Public in and for said County of Cook, in the State aforesaid, do hereby certify that

Francisco Garate and Esther Garate, his wife and Fernando P. Nieto and Alicia Nieto, his wife

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 are the persons who 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 seal this 22nd day of July, 1991.

My commission expires October 6, 1993. Gail M. Dizonno, Notary Public, State of Illinois, My Commission Expires Oct. 6, 1993

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act. 7/22/91 DATE BUYER, SELLER OR REPRESENTATIVE

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE BY PARAGRAPH E OF SECTION 200.1-2B6 OF SAID ORDINANCE.

91368464 Document Number

American National Bank and Trust Company of Chicago

830 W. 18th St., Chicago, IL 60608

For information only insert street address of above described property.

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Return to
Box 333
Miles Court / Underwriting Dept.