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WARRANTY DEED IN TRUST

COOK COUNTY, ILLINOIS

91374465

1991 JUL 26 PM 3:32

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Form 91 R 7200

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **EVA VELAZQUEZ, a widow**

of the County of **Cook** and State of **Illinois** for and in consideration of **\$10.00 (TEN AND NO/100)** Dollars, and other good and valuable considerations in hand paid, Convey and Warranty 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 **18th** day of **June** 19 **91**, known as Trust Number **10-9481** the following described Real estate in the County of **Cook** and State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

13⁰⁰

PERMANENT TAX NUMBER: **12-11-119-020-1013**

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 or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-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 fee simple or reversion, by leases to commence in present or 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 premises 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 in 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, loan 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 hereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) 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 and in some cases, at the deed and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument 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 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 case made and provided.

And the said grantor, hereby expressly waives, surrenders and releases 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, aforesaid has hereunto set hand and seal, this **19th** day of **June** 19 **91**

Eva Velazquez (Seal) _____ (Seal)

(Seal) _____ (Seal)

THIS INSTRUMENT WAS PREPARED BY:
DAVID D. GORR
205 WEST RANDOLPH SUITE #835
CHICAGO, ILLINOIS 60606

I, **DAVID D. GORR**, a Notary Public in and for said County, in the state aforesaid, do hereby certify that **Eva Velazquez**

personally known to me to be the same person, whose name is _____ is she _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that _____ signed, sealed and delivered the said instrument as her 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 **June** 19 **91**

David D. Gorr
OFFICIAL SEAL
DAVID D. GORR
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES - JULY 28, 1994

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

5305 N. DELPHIA, #105, Chicago IL
For information only street address of above described property

RECORD & RETURN TO LAND TRUST DEPT.
CHICAGO TITLE & TRUST CO. TRUST # 1094819

Exempt under provisions of Paragraph E, Section 2, Real Estate Transfer Tax Act.

Eva Velazquez
Buyer, Seller or Representative

7/2/91
Date

This space for affixing Riders and Revenue Stamp

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Document Number

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Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
1100 N. LAKE ST.
CHICAGO, ILL. 60610
TEL: (773) 349-2300 FAX: (773) 349-2301

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Unit No. 105 as delineated on survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): That part of Lot 4 in Albert Schorsch Son's Catherine Courts Tract No. 1, in the North 1/2 of the South East 1/4 of the North West 1/4 of Section 11, Township 40 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at the North East corner of Lot 1 in said Albert Schorsch Son's Catherine Courts Tract No. 1; thence West along the North line of said Lot 1 and the North line of Lot 2 in said Subdivision 956.76 feet; thence South 468.26 feet to the point of beginning of land to be described; thence South 159.0 feet to the South line of said Lot 4; thence North 89 degrees, 58 minutes West 309.40 feet to the South West corner of said Lot 4; thence North 1 degrees, 39 minutes, 10 seconds East 158.98 feet; thence East 304.86 feet to the point of beginning, in Cook County, Illinois which survey is attached as Exhibit "A" to Declaration of Condominium made by Mc Nerney-Goslin Incorporated, an Illinois Corporation recorded in the office of the Recorder of Cook County, Illinois as Document No. 22199542; together with an undivided 1.83 percent interest in said Parcel (excepting from said Parcel all the Units thereof as defined and set forth in said Declaration and survey) all in Cook County, Illinois.

RECORD & RETURN TO LAND TRUST DEPT
CHARGE CREDIT CO. TRUST #1094819

Property of Cook County Clerk's Office

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