

UNOFFICIAL COPY

DEED IN TRUST
92763682

Quit Claim

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantors, Antonio Caratachea and Deborah Caratachea, his wife, of the County of Cook and State of Illinois for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Quit Claim unto the FIRST NATIONAL BANK OF BLUE ISLAND, a corporation duly organized and existing under the laws of the United States and qualified to do a trust business under and by virtue of the laws of the State of Illinois, whose principal place of business is 13057 So. Western Avenue, Blue Island, Illinois, as Trustee under the provisions of a trust agreement dated the 5th day of April 1988, known as Trust Number 88045, the following described real estate in the County of Cook and State of Illinois, to-wit:

The West 30 Feet of the East 60 Feet of the South 125 Feet of the Southeast 1/4 of Block 2 in Robinson's Addition to Blue Island in the East 1/2 of the Southeast 1/4 of Section 36, Township 37, North Range 13, East of the Third Principal Meridian in Cook County, IL P.I.N, 21-35-403-012-0000 Address of Property: 2440 W. Grove Street, Blue Island, IL

Exempt under Real Estate Transfer Tax Act Sec. 4 Par. e & Cook County Ord. 9510 Par. e.

Date 10/6/92 Sign [Signature] ADMPT/11 RECORD T. \$25.50

1992 TRAN 0378 10/14/92 14:25:00
\$277 * 92-763682
COOK COUNTY RECORDER

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, 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, power 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 leases 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 demise the term of 99 years, and to renew or extend leases 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 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 filing the amount of present or future rentals, in 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 encumber 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 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 amendment thereof 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 conditions," 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 grantors aforesaid have hereunto set their hand and seal this 6th day of October 1992.
Antonio Caratachea (Seal) Deborah Caratachea (Seal)

92763682

State of Illinois } ss. I, Robert H. Farley, Jr., a Notary Public in and for said County, in
County of Cook } do hereby certify that Antonio Caratachea and Deborah Caratachea, his wife,

OFFICIAL SEAL
ROBERT H. FARLEY, JR.
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/25/95

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 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 6th day of October 1992
Prepared By: Robert H. Farley, Jr., 1155 S. Washington, Suite 104, Naperville, IL 60540
Notary Public

First National Bank of Blue Island
Box 98

2440 W. Grove, Blue Island, IL 60406
For information only insert street address of above described property.

2590

This space for affixing Riders and Revenue Stamps

Document Number

UNOFFICIAL COPY

85309085

Property of Cook County Clerk's Office

UNOFFICIAL COPY

92763682

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 10/6, 1992

Signature: Deborah Caratachea
Grantor or Agent

Subscribed and sworn to before me by the said Deborah Caratachea on this 6th day of October, 1992.
Notary Public [Signature]

OFFICIAL SEAL
ROBERT H. FARLEY, JR.
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES 10/25/95

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 10/6, 1992

Signature: Deborah Caratachea
Grantee or Agent

Subscribed and sworn to before me by the said Deborah Caratachea on this 6th day of October, 1992.
Notary Public [Signature]

OFFICIAL SEAL
ROBERT H. FARLEY, JR.
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES 10/25/95

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

92763682

UNOFFICIAL COPY

Property of Cook County Clerk's Office