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WARRANTY DEED IN TRUST

93504939

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
JUL 1 1993  
7 5 00

7446619 D Z 20F2 by

Form 91 R 10 92

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Teresa Mendoza, also known as Teresa M. Herrera - Divorced, not since remarried of the County of Cook and State of Illinois for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is 171 North Clark Street, Chicago, Illinois 60601-3294, as Trustee under the provisions of a trust agreement dated the Eighth day of June 1992, known as Trust Number 1097639 the following described Real estate in the County of Cook and State of Illinois, to-wit:

**LOT 8 AND THE EAST 1/2 OF LOT 9 IN BLOCK 6 J.D.M. FREDERIKSEN'S SUBDIVISION OF BLOCKS 1,2,3,4,5,6,7 AND 8 IN CLYDE THIRD DIVISION BEING A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 23, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

6041 N. 28th St, Cicero, IL 60650

PERMANENT TAX NUMBER: 16-29-222-010-0000 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 of any part thereof, to dedicate parks, streets, rights ways of alleys and to vacate any subdivision or part thereof, and to execute, in the name of 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 future, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease 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 using 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 any benefits 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, as 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, or thereto 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 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 in the earnings, assets and proceeds arising from the sale of other disposition of said real estate, and such interest is hereby declared to be personal property, and the beneficiaries hereunder shall have any title of interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, assets 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 a 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 and release any and all right of 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, Teresa Mendoza hereunto set her hand, and seal of Cook County Illinois, this 28 day of June 1993.

REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP JUL 1 1993  
3750  
Teresa Mendoza (Seal)  
Teresa M. Herrera (Seal)

THIS INSTRUMENT WAS PREPARED BY:  
America Morales  
23 N. LaSalle, Suite 2310  
Chicago, IL 60602

State of ILLINOIS America Morales a Notary Public in and for said County, in County of COOK the state aforesaid, do hereby certify that TERESA MENDOZA, ALSO KNOWN AS TERESA M. HERRERA - DIVORCED and NOT SINCE REMARRIED

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that SHE

"Official Seal"  
AMERICA MORALES  
NOTARY PUBLIC, STATE OF ILLINOIS  
My commission expires Dec. 11, 1993

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 and under my hand and notarial seal this 28<sup>th</sup> day of June 1993

America Morales  
Notary Public

This space for affixing Riders and Revenue Stamp

93504939

Document Number

After recording return to  
CHICAGO TITLE AND TRUST COMPANY  
171 North Clark Street Chicago, IL 60601-3294  
Attention: Land Trust Department

BOX 333

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Property of Cook County Clerk's Office