

UNOFFICIAL COPY

This Indenture Witnesseth, That the Grantor JOSE PERALTA (a Bachelor)

of the County of Cook and the State of Illinois for and in consideration of T.E.R. (\$10.00)

and other good and valuable consideration in hand paid Convey and Warrant unto LaSalle National Bank, a national banking association of 136 South LaSalle Street Chicago, Illinois, its successors or assigns, as the trustee of a trust agreement dated the 6th day of November 1993 known as Trust Number

118394 the following described real estate of Cook and State of Illinois to-wit:

Lot FIFTY-SEVEN (Except that part lying Southwesterly of a line 175 feet Northeastly of (measured at right angles to) and parallel with the Southwesterly line of said lot)----- (57) in Division Three (3), in the South Shore Subdivision of the North Fractional Section 30, Township 38 ~~North~~ North, Range 15, East of the Third Principal Meridian, and resubdivision of lots One (1), Two (2), Four (4), ~~Five (5) Six (6)~~ Six (66), One Hundred Twenty-Six (126), One Hundred Twenty-Seven (127), and One Hundred Twenty-Eight (128) of Division No. One (1) of Westfall's Subdivision of 208 acres, being the East Half (1/2) of the South West Quarter (1/4) and the South East Fractional Quarter (1/4) of Section 30, Township 38 North, Range 15, East of the Third Principal Meridian.

Exempt under Real Estate Transfer Tax Act Sec. 4
For COOK COUNTY ILL. PAR. E
Date 11/7/93 Sign. [Signature]

93991522

DEPT-01 RECORDINGS \$25.50
T#7777 TRAN 2422 12/03/93 14:56:00
#3223 * -93-991522
COOK COUNTY RECORDER

Prepared By Louise DuBrock, 7260 W. Peterson, Chicago, Illinois 60631

Property Address 7519-2 S. Exchange, Chicago, IL.

Permanent Real Estate Index No. 21-30-200-008

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 leases to commence in present or in 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 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, and options to purchase the whole or any part of the reversion and to contract respecting the manner of buying 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 partition or to divide said property, to release, convey or assign any right, title or interest in or part 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, or any 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, so 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, it 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, 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 the trustee or their predecessor in trust.

Any and all 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, dividends and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered the Registrar of Deeds 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 grantor hereby expressly waives 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 abovesaid hereunto set his hand and seal this 6th day of November 1993

[Signature]
(SEAL)

[Signature]
Jose Peralta (SEAL)

25.50

93991522

State of Illinois
County of Cook

UNOFFICIAL COPY

s.s. LOUISE DuBROCK

Notary Public in and for said County, in the State aforesaid, do hereby, that
Jose Peralta (a Bachelor)

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
he signed, sealed and delivered the said instrument as his 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 seal this 6th day of November A.D. 1993

Louise DuBrock

Notary Public.



Property of Cook County Clerk's Office

98991522

Box 350

Deed in Trust
Warranty Deed

Address of Property

7519-29 S. Exchange

Chicago, Illinois

Jose Peralta

To

LaSalle National Bank

Trustee



LaSalle National Bank
136 South LaSalle Street
Chicago, Illinois 60603

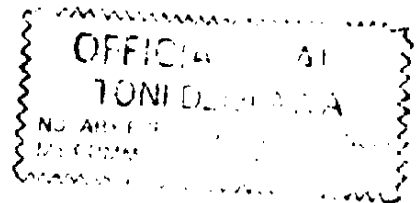
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STATEMENT BY GRANTOR AND GRANTEE

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 a 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 Nov. 6, 1993 Signature: Jose Bertha
Grantor or Agent

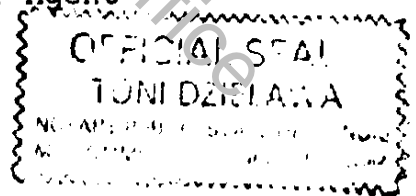
Subscribed and sworn to before me by the said JOSE BERBERTA this 6th day of November, 1993
Notary Public Toni Dzianka



The grantee 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 a 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 Nov. 6, 1993 Signature: Jose Bertha
Grantee or Agent

Subscribed and sworn to before me by the said JOSE BERBERTA this 6th day of November, 1993
Notary Public Toni Dzianka



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 provision of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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