

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Genaro Nava and Margarita Nava, his wife, of the County of Cook and State of Illinois, for and in consideration

of the sum of Ten Dollars (\$ 10.00 ), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey

and Warrant unto METROPOLITAN BANK and TRUST COMPANY, an Illinois banking corporation as Trustee under the provisions of a certain Trust Agreement, dated the 25th day of February 1993, and known as Trust Number 1953, the following described real estate in the County of Cook and State of Ill. to wit:

Street address 4012 W. 21st St., Cicero, Ill. 60650

Legal description

Lot 1 and the East 6 feet 3 inches of Lot 2 in Block 3 in Morton Park in the Northeast 1/4 of Section 28, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

PIN: 16-24-100-D13

THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH 4e OF THE REAL ESTATE TRANSFER ACT.

Date 2/25/93 Agent of Grantor

TO HAVE AND TO HOLD the said real estate with the appurtenant upon the trust, and for the uses and purposes upon the limitations set forth in said Trust Agreement.

Full power and authority herewith with the state described Trust Agreement is hereby granted to said Trustee to improve, manage, protect and substitute said real estate or any part thereof in fee simple, street, highway or any other use or to create any subdivision or part thereof, and to reconstitute said real estate as when so desired, to contract to sell, to option to purchase, to sell or lease, with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and in great to such successors to vest all of the title, estate, powers and authorities vested in said Trustee to sell, to lease, to mortgage, to pledge or otherwise encumber said real estate or any part thereof, to lease said real estate, or any part thereof, from time to time, to purchase, to contract to purchase, to purchase, to sell, to lease, to mortgage, to pledge or otherwise encumber said real estate, or any part thereof, in the case of any lease for the term of 100 years, and to renew or extend the term of any lease, 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 grant to leasees 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 extend or terminate the term of any lease or option to lease, to release, to assign or assign any estate, 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 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 uses 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 mortgaged by said Trustee, or any successor in trust, be obliged in any way to inquire into the validity, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Register of Titles of said County) 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 terms, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof; if any, and binding upon all beneficiaries hereunder; (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the foregoing 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.

This conveyance is made upon the express understanding and conditions that neither Metropolitan Bank and Trust Company individually or as Trustee, nor its successor or successors in trust shall incur any personal liability of any nature, judgment or decree for anything done by them or by their agents or attorneys, may do or omit to do in or about the said real estate or under the provisions of this deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the Trustee or by its agents or attorneys as their attorney in fact, hereby expressly appointed for such purposes, or, at the election of the Trustee, in its own name, as Trustee of an estate, and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the account possession of the Trustee shall be available for the payment and discharge thereof. All persons and corporations whomsoever 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 several, parts 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 in said real estate as such, but only an interest in earnings, rents and proceeds thereof as aforesaid, the intention hereof being to vest in said Metropolitan Bank and Trust Company the entire legal and equitable title to the same, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Register of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, 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 any and all right or benefit under and by virtue of any and all statute of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hand and seal on this 25th day of Feb. 1993

Genaro Nava Margarita Nava

STATE OF ILLINOIS the undersigned Genaro Nava and Margarita Nava, his wife, County of COOK County, in the State aforesaid, do hereby certify that

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 they subscribed to the foregoing instrument, 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 25th day of FEB A.D. 1993

OFFICIAL SEAL GERALDINE BORJA Notary Public, State of Illinois

Mail to: METROPOLITAN BANK and TRUST COMPANY 2201 W. CERMAK ROAD CHICAGO, ILLINOIS 60608 Attention: TRUST DEPARTMENT

THIS INSTRUMENT PREPARED BY: Geraldine Borja 2041 W. Cullerton Chicago, Ill. 60608

Vertical text on the right side: This space for entering Riders and Specialties, EVIDENCE OF RECORD, COOK COUNTY RECORDER, 93221869, 25th FEB 1993, FORM 04-254

UNOFFICIAL COPY

Property of Cook County Clerk's Office

60660

MAIL TO:  
GERALDINE BORSA  
JOY W. COLLETTA  
CHICAGO, IL 60660

Office

69812226

ASSISTANT CLERK

# UNOFFICIAL COPY

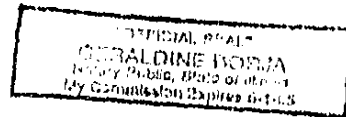
93201309

## 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 FEB. 25, 1993 Signature: [Signature]  
Grantor or Agent

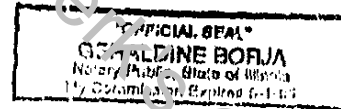
Subscribed and sworn to before me by the said GENARO NAVA this 25TH day of FEB. 1993.  
Notary Public [Signature]



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 FEB. 25, 1993 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said GENARO NAVA this 25TH day of FEB. 1993.  
Notary Public [Signature]



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.)

COOK COUNTY CLERK  
93821569

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