

94562087

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor Luz M. Rodriguez 3412 N. Greenview, Chicago, IL 60657 of the County of Cook and State of Illinois for and in consideration of the sum of Ten and No/100 Dollars, (\$ 10.00) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged. Convey and Warrant unto First State Bank & Trust Company of Park Ridge, an Illinois banking corporation of Park Ridge, Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 23rd day of February, 1994, and known as Trust Number 2734, the following described real estate in the County of Cook and State of Illinois, to-wit:

THE NORTH 1/4 OF LOT 22 AND LOTS 1 AND 2 IN ESTATE OF POLLY DE VAL SUBDIVISION OF LOTS 23 AND 24 OF BLOCK 3 IN HANBROUGH AND HERE SUBDIVISION OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. *

THIS IS NOT HOMESTEAD PROPERTY.

P.L.N. 13-36-305-003 and 13-36-305-004

* LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A"; LEGAL DESCRIPTION ABOVE HAS BEEN DELETED IN ORDER TO INCLUDE CORRECT LEGAL DESCRIPTION.

I HAVE AND I HOLD the said real estate 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 with respect to the real estate or any part or parts of it, and at any time or times to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate, to grant, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession of the land, by lease for commerce in the present or in the 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, 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, receive the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, with other real or personal property, to grant easements or charge of any kind, to release, convey or assign any right, title or interest in or about the easement 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 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, 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 to see to the application of any purchase money, rent or money borrowed or advanced on the trust property, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the authority, 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 in favor of every person relying upon or claiming under any such conveyance, lease, deed, mortgage, instrument, (a) that at the time of the delivery thereof the trust created by this Deed 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 herein and in said Trust Agreement and in all amendments thereto, if any, and it binding upon all beneficiaries thereunder, (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 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 her predecessor in trust.

This conveyance is made upon the express understanding and condition that the Grantor, neither individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything if or they or its or 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 created by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust 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 actual possession of the Trustee shall be applicable to the payment and discharge thereof. All persons and corporations whatsoever and whatsoever shall be charged with notice of the provisions of this Deed 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 earnings, avails and proceeds arising from the use of any other disposition of the trust property, 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 trust property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereby being to vest in the Trustee the entire legal and equitable title in fee simple, in and to all of the trust property above described.

If the title to any of the trust property is now or hereafter registered, the Registrar of Titles is hereby directed not to register or enter 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 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 her hand and seal this 23rd day of February, 1994.

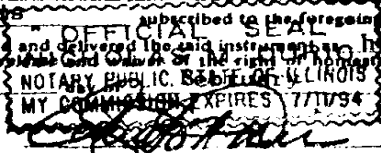
Luz M. Rodriguez [Seal] 94562087 [Seal]

STATE OF ILLINOIS COUNTY OF COOK

NICHOLAS M. DURIC, a Notary Public in and for said County, in the State aforesaid, do hereby certify that LUZ M. RODRIGUEZ

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 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 23rd day of February, 1994. Commission expires 7/11/94



Document Prepared By: Nicholas M. Duric 4803 N. Milwaukee Ave Chicago, IL 60630

ADDRESS OF PROPERTY: 2915-17 W. Armitage Chicago, IL THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED. SEND SUBSEQUENT TAX BILLS TO:

COOK COUNTY, ILLINOIS 4/26/94 Date

94376576

01976376 DOCUMENT NUMBER

Card Title View

Section 4

Handwritten signatures and initials at the bottom right of the page.

UNOFFICIAL COPY

RETURN TO: First State Bank & Trust Company
of Park Ridge
807.11 Devon Avenue
Park Ridge, Illinois 60068 . OR
Recorder's Box No. 260
TRUST NO. _____

DEED IN TRUST

(WARRANTY DEED)

TO

First State Bank & Trust Company
of Park Ridge
Park Ridge, Illinois

TRUSTEE

Property of Cook County Clerk's Office

COOK COUNTY RECORDER

11756 & JJ * -94 -576376

145553 TRAN 7129 04/26/94 15:25:00

DEPT-01 RECORDING \$25.50

94376376

DEPT-01 RECORDING \$27.50
149999 TRAN 4471 06/28/94 12:07:00
18088 & DW * -94 -562087
COOK COUNTY RECORDER

COOK COUNTY RECORDER

149999 TRAN 4471 06/28/94 12:07:00
18088 & DW * -94 -562087

DEPT-01 RECORDING

\$27.50

UNOFFICIAL COPY

9 4 2 0 8 7
EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: LOT 1 AND 2 IN ESTATE OF POLLY DEVOL SUBDIVISION OF LOTS 23 AND 24 IN BLOCK 3 IN HANSBOROUGH AND HESS' SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM SAID LOTS 1 AND 2 SO MUCH OF SAME AS LIES WITHIN THE BOUNDARIES OF THE EAST 1 VIGINTILLIONTH PART OF LOTS 23 AND 24 IN THE EAST 1/1001 PART OF LOT 24 IN BLOCK 3 IN HANSBOROUGH AND HESS SUBDIVISION AFORESAID), IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 1/2 OF LOT 22 IN BLOCK 3 IN HANSBOROUGH AND HESS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

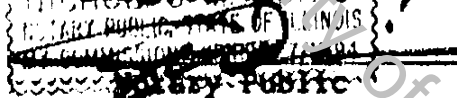
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 February 23 1994

Signature: _____

Luis M. Rodriguez
Grantor or Agent

Subscribed and sworn to before me this 23rd day of February 1994.



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 February 23, 1994

Signature: _____

[Signature]
Grantee or Agent

Subscribed and sworn to before me this 23rd day of February 1994.



94562657
94576376
Notary's Office

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.)

