

# UNOFFICIAL COPY 94643639



WARRANTY DEED IN TRUST

COOK COUNTY, ILLINOIS  
FILED FOR RECORD

30 JUL 22 PM 2:41

94643639

Form 91 R 7/80

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **S** : Jose M. Pereda and Beatriz A. Pereda, his wife

of the County of Cook and State of Illinois for and in consideration of ten dollars no cents and other goods and Dollars, and other good and valuable considerations in hand paid, Convey and Warranty unto the CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, whose address is ~~11 West Washington Street, Chicago, Illinois~~ 171 N. Clark Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the 30th day of June 19 94, known as Trust Number 1099756 the following described Real estate in the County of Cook and State of Illinois, to-wit:

\*171 N. Clark

LOT 13 AND THE NORTH 5 FEET OF LOT 14 IN BLOCK IN BLOCK 24 IN ALBERT CROSBY AND OTHER'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

25 26

RECORD & RETURN TO LAND TRUST DEPT CHICAGO CT&T CO TRUST # 1099756

PERMANENT TAX NUMBER 13-25 405-028-0000

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 or any part thereof, to dedicate parks, streets, high ways or alleys and to create any subdivision or part thereof, and to redivide 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 give 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, on terms with or without reservation, 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 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 fixing 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 incident 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 a homestead premises of 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, 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 said 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 hereof 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 therefrom, 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 condition" or "with limitations" or words of similar import, in accordance with the statute in such case made and provided.

This space for affixing Riders and Revenue Stamp

PROPERTY TAX DEPARTMENT CHICAGO, ILLINOIS

And the said grantor hereby expressly, waive and release any and all right or benefit under and by virtue of any law 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 their hands and seals this 30th day of June 19 94

BEATRIZ A. PEREDA (Seal) JOSE M. PEREDA (Seal)

THIS INSTRUMENT WAS PREPARED BY:

GUILLERMO F. MARTINEZ 2653 N. Milwaukee Chicago, Ill 60647

State of Illinois  
County of Cook

Beatriz Betancourt, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Beatriz A. Pereda and Jose M. Pereda personally shown to me to be the same person **s** whose name **s** subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as **theirs** and voluntarily 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 30th of June 19 94

OFFICIAL SEAL BEATRIZ BETANCOURT NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 5/16/98

[Signature] Notary Public

2728 N. Campbell Chicago, Ill 60647

After recording return to Box 533 (Cook County only) CHICAGO TITLE AND TRUST COMPANY 111 West Washington St./Chicago, Ill 60602 Attention: Land Trust Department

For information only, street address of above described property

94643639

BOX 333-CTI

UNOFFICIAL COPY

Property of Cook County Clerk's Office

ITD-657

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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 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 6-30, 1991 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said [Name] this 30<sup>th</sup> day of June, 1991.  
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 6-30, 1991 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Name] this 30<sup>th</sup> day of June, 1991.  
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. It is exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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