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WARRANTY DEED IN TRUST

94687750

94687750

Form 91 R 7/80

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor **TOMAS RODRIGUEZ and ZENAIDA RODRIGUEZ, his wife, and TOMAS RODRIGUEZ, JR.**

of the County of **COOK** and State of **ILLINOIS** for and in consideration of **TEN DOLLARS** 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 111 West Washington Street, Chicago, Illinois 60602, as Trustee under the provisions of a trust agreement dated the **July 5, 1994** day of **July** 19 **1994**, known as Trust Number **1099427** the following described Real estate in the County of **Cook** and State of Illinois, to-wit:

LOT 34 IN BLOCK 3 IN STOREY AND ALLEN'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: **11-25-131-013** VOLUME NUMBER: **94687750**

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, enlarge, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways 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 future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise for term of 198 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 encumber 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 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, (a) that at the time of the delivery thereof the trust created by the 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 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 are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor or 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 thereof as a beneficiary.

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.

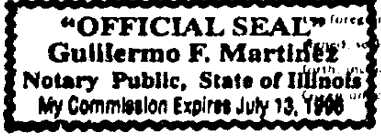
And the said grantor, **he** hereby expressly waives, and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor **he** hereunto set their hand **and** seal, this **6th** day of **July** 19**94**.

Tomas Rodriguez (Seal) *Zenaida Rodriguez* (Seal)

THIS INSTRUMENT WAS PREPARED BY **EUCLIDES AGOSTO, ESQUIRE**

State of **ILLINOIS**)
County of **COOK**) ss. *Guillermo F. Martinez* Notary Public in and for said County, in the state aforesaid, do hereby certify that *Tomas Rodriguez and Zenaida Rodriguez*



he **s** **are** subscribed to and delivered the said instrument, and they acknowledged that they executed and delivered the said instrument for the uses and purposes therein set forth, and the release and waiver of the right of homestead.

6th day of July, 1994

Guillermo F. Martinez
Notary Public

DATED

THIS DOCUMENT REPRESENTS A TRANSACTION EXEMPT UNDER THE PROVISIONS OF SECTION 4 OR THE REAL ESTATE TRANSFER ACT

This space for affixing Riders and Revenue Stamps

Document Number

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

2835 N. Albany Chicago, Illinois
MAIL TO: **GUILLEMO F. MARTINEZ**
2639 North McHenry St. 2F
Chicago, Illinois 60647

Handwritten initials

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Property of Cook County Clerk's Office

DEPT-01 RECORDING \$25.50
1:0000 TRAN 8993 08/03/94 15:52:00
\$5780 ± CJ *--94--687750
COOK COUNTY RECORDER

STATEMENT BY GRANTOR AND GRANTEE
UNOFFICIAL COPY

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 8/2, 1994 Signature: Mukel Manki
Grantor or Agent

Subscribed and sworn to before me by the said _____ this 2 day of Aug, 1994.
Notary Public _____

NOTARY PUBLIC
STATE OF ILLINOIS
Notary Public for the State of Illinois
My Commission Expires 1/31/97

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 8/2, 1994 Signature: Mukel Manki
Grantee or Agent

Subscribed and sworn to before me by the said _____ this 2 day of Aug, 1994.
Notary Public _____

NOTARY PUBLIC
STATE OF ILLINOIS
Notary Public for the State of Illinois
My Commission Expires 1/31/97

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.)

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