

UNOFFICIAL COPY

DEED IN TRUST

94158546

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, S, Leo M. Zaragoza and Beatrice Zaragoza, his wife, 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 Warranty - unto HERITAGE TRUST COMPANY, an Illinois Corporation as Trustee under the provisions of a certain Trust Agreement, dated the 7th day of July,

19 93, and known as Trust Number 93-4948, the following described real estate in the

County of Cook and State of Illinois, to-wit: The East 1/2 of Lot 31 and all of Lot 32 in Block 2 in John E. Eberhart's Subdivision of the Northeast 1/4 of the Northwest 1/4 of Section 23, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Tax No. 19-23-102-022-0000.

Address of Subject Real Property: 3742 W. 63rd Place, Chicago, Illinois.

EXEMPT UNDER THE PROVISIONS OF SECTION 4, PARAGRAPH e, ILLINOIS REAL ESTATE TRANSFER TAX ACT. Dated: July 8, 1993.

Leo M Zaragoza Grantor

TO HAVE AND TO 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 to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to create any subdivision or easement, and to resubdivide said real estate 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 real estate or any part thereof to a successor or successors in trust and to grant in such case power or powers 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 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 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 reversion and in contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, 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 along or adjacent 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 should 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 said real estate, 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 evidence in favor of every person, including the Registrar of Titles of said county, relying upon or claiming under any such conveyance, lease or other instrument or 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, so 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 all amendments thereto, if any, and binding upon all persons thereafter, and if said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver any such deed, trust deed, lease, mortgage or other instrument and 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.

This conveyance is made upon the express understanding and conditions that neither Heritage Trust Company, 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 any act or thing done by it 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 release, 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 then beneficiary or beneficiaries of said Trust Agreement or their attorney in fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of said 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 for the payment and discharge thereof. All persons and corporations who sever and whatever 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 earnings, as ails 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 to said real estate as such but only an interest in earnings, as ails and proceeds thereof as aforesaid, the interests hereof being to vest in said Heritage Trust Company the entire legal and equitable title in fee simple, in and to avert all real estate above described.

If the title to any of the above real estate 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.

And the said grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution of a debt.

In Witness Whereof, the grantor S Leo M Zaragoza and Beatrice Zaragoza their and S Leo M Zaragoza and Beatrice Zaragoza

8th day of July 19 93. Leo M Zaragoza (SEAL) Beatrice Zaragoza (SEAL)

STATE OF Illinois I, John R. Wideikis, a Notary Public in and for said County of Cook County, in the State aforesaid, do hereby certify that Leo M. Zaragoza and Beatrice Zaragoza, his wife,

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they 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.

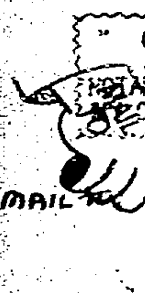
GIVEN under my hand and notary seal this 8th day of July A D 19 93.

John R. Wideikis Notary Public

My commission expires January 29, 1995

GRANTEE: HERITAGE TRUST COMPANY 7500 Oak Park Avenue Tinley Park, Illinois 60477 3742 West 63rd Place Chicago, Illinois For information only, insert street address of above described property.

This Document Prepared By: John R. Wideikis 6446 W. 127th Street Palos Heights, IL



This space for affixing Raters and Revenue Stamp

Document Number

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Property of Cook County Clerk's Office

COOK COUNTY
RECORDER
JESSE WHITE
BRIDGEVIEW OFFICE

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02/14/94

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RECORDIN *	23.00
MAIL	0.50
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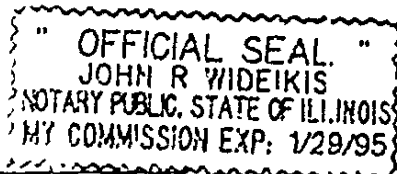
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STATEMENT BY GRANTOR AND GRANTEE

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 July 8, 19 93 Signature: Leo M. Zaragoza
Grantor or Agent

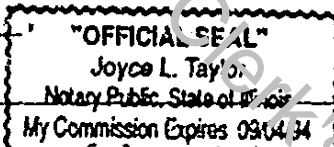
Subscribed and sworn to before me by the said Leo M. Zaragoza this 8th day of July, 19 93.
Notary Public _____



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 July 8, 19 93 Signature: John R. Widekris
Grantee or Agent

Subscribed and sworn to before me by the said John R. Widekris this 8th day of July, 19 93.
Notary Public Joyce L. Taylor



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.)

* 94-158546

COOK COUNTY
CLERK
JAMES WHITE
100 N. LAUREL ST.
CHICAGO, ILL. 60602