

94076376

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor Luiz M. Rodriguez  
3412 N. Greenview, Chicago, IL 60657

of the County of Cook and State of Illinois for and in consideration of the sum  
or 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 S and Warranty S unto First State Bank & Trust Company of Park Ridge, an Illinois bank-  
ing 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  $\frac{1}{2}$  OF LOT 22 AND LOTS 1 AND 2 IN ESTATE OF POLY DE VAL SUBDIVISION OF  
LOTS 23 AND 24 OF BLOCK 3 IN HANSBROUGH AND HESS SUBDIVISION OF THE EAST  $\frac{1}{2}$  OF  
THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS NOT HOMESTEAD PROPERTY.

P.I.N. 13-36-305-003 and 13-36-305-004  
Pll

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 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 parks, streets, highways or alleys and to  
vacate any subdivision or part thereof, and to lease, sell, convey, mortgage, or otherwise encumber said real estate, or any part thereof, 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 successor 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 or reversion, by leases to commence 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 demise the term of 194 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 in 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, 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 about or 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 evidence in  
favor of every person relying upon or claiming under any such conveyance, lease or other instrument, so 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 or in all  
amendments thereof, if any, and is 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 their predecessor in trust.

This conveyance is made upon the express understanding and condition that the Grantor, either 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 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 contract, obligation or indebtedness incurred or entered into by the Trustee in con-  
nection 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 for the payment and dis-  
charge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of the 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, avails and proceeds arising from the sale or 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 hereof 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 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 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.

Luiz M. Rodriguez (Seal) \_\_\_\_\_ (Seal)  
LUZ M. RODRIGUEZ

STATE OF ILLINOIS  
COUNTY OF COOK ss.

I, 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 volunt-  
ary 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 1994

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

NOTARY PUBLIC SEAL  
OFFICIAL SEAL  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 7/11/94

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:  
\_\_\_\_\_  
(Name)  
\_\_\_\_\_  
(Address)

AFFIX "RIDERS" OR REVENUE STAMPS HERE

EXAMINE THESE SEALS, SIGNATURES, AND DATE  
Date 4/26/94  
COUNTY OF COOK  
94076376

DOCUMENT NUMBER

94076376

UNOFFICIAL COPY

RETURN TO: First State Bank & Trust Company  
of Park Ridge  
607.11 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

12756 5 JUL 14-94-276876

145555 TRAN 7129 04/26/94 15:25:00

DEPT-01 RECORDING 425.50

94376376

# UNOFFICIAL COPY

94070410

## 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: [Signature]  
Grantor or Agent

Subscribed and sworn to before me this 23rd day of February 1994.  
NOTARY PUBLIC STATE OF ILLINOIS  
COMMISSION NUMBER 71194  
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 February 23, 1994

Signature: [Signature]  
Grantee or Agent

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

OFFICIAL SEAL  
Notary Public  
Notary Public

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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.)

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Property of Cook County Clerk's Office

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