

This Indenture WITNESSETH THAT THE GRANTOR  
Ana Cruz, a widow, not since remarried

UNOFFICIAL COPY

94392666

of the County of Cook and State of Illinois for and in consideration  
of Ten and 00/100 (\$10.00) Dollars,

and other good and valuable considerations in hand paid, Convey and Warrant unto the  
RIVER FOREST STATE BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a  
Trust Agreement dated the 18th day of February 19 94, known as Trust  
Number 3997, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 22 in Block 2 in Ernest J. Lehman's Subdivision of Lot 4 in  
Assessor's Division of the North West 1/4 of South East 1/4 of  
Section 20, Township 10 North, Range 14 East of the Third  
Principal Meridian, in Cook County Illinois.

Commonly known as: 3543 N. Racine Ave., Chicago, IL 60657

P/R/E/1 11-20-400-015-0000

DEPT-01 RECORDING \$25.50  
T#0012 TRAN 0195 05/02/94 14120100  
#6886 \$ SK #-94-392666  
COOK COUNTY RECORDER

94392666

Exempt under provisions of Paragraph E, Section 4,  
Real Estate Transfer Tax Act.

4-20-94 Date *Ernest C. Housley*  
By: Ernest C. Housley Representative

Commonly Known as:  
Index No.

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, highways or alleys 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, power 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 praesenti or in futuro, and upon any terms and for any period or periods of  
time, not exceeding in the case of any single demise 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 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 easement 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 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 this Indenture and  
by said trust agreement was in full force and effect, (b) that such conveyance or other instruments was executed in accordance  
with the trusts, conditions and limitations contained in this Indenture and in said agreement or in some amendment thereof 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 thereof as 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.

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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and

seal this 18th day of February 19 94

*Ana Cruz* [SEAL]  
Ana Cruz [SEAL]

THIS INSTRUMENT PREPARED BY:  
RIVER FOREST STATE BANK [SEAL]

By: Kevin Mitzit [SEAL]

1727 LAKE STREET  
RIVER FOREST, ILLINOIS 60305

*259*  
*CM*

UNOFFICIAL COPY

(BOX 426)

# Deed in Trust

WARRANTY DEED

TO

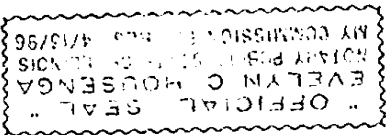
RIVER FOREST STATE BANK  
AND TRUST COMPANY

TRUSTEE



RIVER FOREST STATE BANK  
AND TRUST COMPANY  
Lake Street and Franklin Avenue  
RIVER FOREST, ILLINOIS

Property of Cook County Clerk's Office



*Evelyn C. Housenga*  
\_\_\_\_\_  
Notary Public

18th day of February A.D. 1994

GIVEN under my hand and notarial seal this  
including the release and waiver of the right of homestead,  
as her free and voluntary act, for the uses and purposes therein set forth,  
acknowledged that she signed, sealed and delivered the said instrument  
subscribed to the foregoing instrument, appeared before me this day in person and  
personally known to me to be the same person whose name

Ana Cruz, a widow, not since remarried  
a Notary Public in and for said County, in the State aforesaid, do hereby certify that  
I, Evelyn C. Housenga

STATE OF ILLINOIS  
COUNTY OF COOK

33

93026676

# 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 18, 19 1994

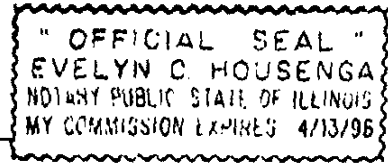
Signature: Ana Cruz

Grantor or Agent

Subscribed and sworn to before me by the said ANA CRUZ

this 18th day of February, 1994.

Notary Public Evelyn C. Housenga



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 18, 19 1994

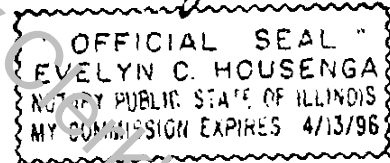
Signature: Ana Cruz

Grantee or Agent

Subscribed and sworn to before me by the said ANA CRUZ

this 18th day of February, 1994.

Notary Public Evelyn C. Housenga



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.)

94392666