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DEED IN TRUST WARRANTY DEED

95627261

DEPT-01 RECORDING \$25.50
140004 TRAN 3783 09/19/95 09:33:00
92616 # LF *-95-627261
COOK COUNTY RECORDER

95627261

This above space for recorder's use only

THIS INDENTURE WITNESSETH that the Grantors, MODESTO ALVAREZ and LUZ ALVAREZ, his wife
of the County of Cook and State of Illinois, for and in consideration of
Ten and 00/100 Dollars, and other good and valu-
able considerations in hand paid, CONVEY AND WARRANT unto AUSTIN BANK OF
CHICAGO, an Illinois banking corporation, Chicago, Illinois, as Trustee under the provisions of a trust agreement dated
the 22nd day of August 18 95, known as Trust Number
7186, the following described real estate in the County of Cook and
State of Illinois, to-wit:

LOT 206 IN GIVENS AND GILBERT'S SUBDIVISION OF THE SOUTHEAST 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.

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

8-22-95

Date

[Signature]
By Trustee or Representative

PERMANENT INDEX NUMBER: 13-25-135-006, Vol. 52B

STREET ADDRESS: 2845 North Francisco, Chicago, Illinois 60618

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein
and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part
thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts
to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either
with or without consideration; to convey the real estate 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 the trustee; to
donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the
real estate, 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, and to execute renewals or extensions of leases upon
any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the
terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options
to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute
contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or
charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the
real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for
such other considerations as it would be lawful for any person owning the same title to the real estate to deal with it,
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 the real estate, or to whom the real estate or any
part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the
application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that

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8/25/95

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the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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," "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 have hereunto set their hands and seal this 22nd day of August 1995.

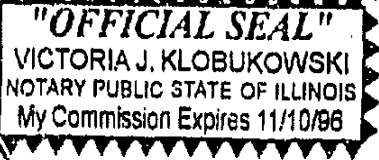
Modesto Alvarez (Seal)
LUZ ALVAREZ (Seal)

State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that MODESTO ALVAREZ and LUZ ALVAREZ, his wife

personally known to me to be the same person whose name 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 notarial seal this 22nd day of August 1995.



Victoria J. Klobukowski
Notary Public

After recording return to:
AUSTIN BANK OF CHICAGO
5645 W. LAKE STREET
CHICAGO, IL 60644
ATTN. V. J. K.

Send Tax Bills To:

Blank lines for tax bill information.

This document prepared by:
Austin Bank of Chicago
6400 West North Avenue
Chicago, Illinois 60635



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STATEMENT BY GRANTOR AND GRANTEE

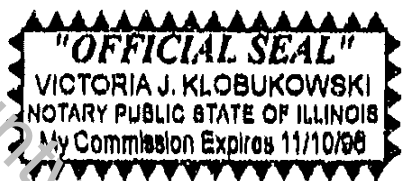
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

AUSTIN BANK OF CHICAGO AS TRUSTEE

Dated August 22, 19 95 Signature: BY [Signature]
~~XXXXXXXXXX~~ Agent

Subscribed to and sworn to before me this 22nd day of August, 19 95.

Victoria J. Klobukowski
NOTARY PUBLIC



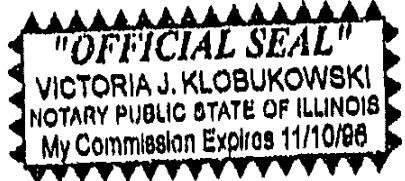
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

AUSTIN BANK OF CHICAGO AS TRUSTEE

Dated August 22, 19 95 Signature: BY [Signature]
Grantee or Agent

Subscribed to and sworn to before me this 22nd day of August, 19 95.

Victoria J. Klobukowski
NOTARY PUBLIC



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Property of Cook County Clerk's Office

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