

UNOFFICIAL COPY

DEED IN TRUST



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DEPT-01 RECORDING 423.00
 130004 TRAN 0750 12/08/95 13:35:00
 42648 I.L.F. 8-95-854508
 COOK COUNTY RECORDER

95854508

The above space is for the recorder's use only

THIS INDENTURE WITNESSETH, that the Grantors, ENRIQUE VILLA & CARMEN VILLA, his wife
 of the County of Cook and State of Illinois for and in consideration
 of Ten & no/100 (\$10.00) Dollars, and other good
 and valuable considerations in hand paid, Convey and transfer unto
PINNACLE BANK, an Illinois Banking Corporation, as Trustee under the provisions of a trust agreement dated the
 second (2nd) day of June, 1995, known as Trust
 Number 11121, the following described real estate in the County of Cook
 and State of Illinois, to wit:

LOTS 13 AND 14 IN BLOCK 4 IN KEDZIE AVENUE LAND ASSOCIATION, A SUBDIVISION OF THE
 SOUTH 30 ACRES (EXCEPT THE SOUTH 83 FEET THEREOF) OF THE EAST HALF OF THE NORTHEAST
 QUARTER OF SECTION 26, TOWNSHIP THIRTY-NINE NORTH, RANGE 13, EAST OF THE THIRD
 PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-26-220-023

Common Address: 2459 S. HOMAN, CHICAGO, IL 60623

SUBJECT TO: Articles of Agreement for Warranty Deed to Valix Najera, dated June 30th, 1988.

Commonly Known as: 2459 S. HOMAN, CHICAGO, IL 60623
 Permanent Index Number: 16-26-220-023

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the use 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, or 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 praesenti or 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



GRANTEE'S ADDRESS:
 PINNACLE BANK
 TRUST DEPARTMENT
 6000 WEST CERMAK ROAD
 CICERO, ILLINOIS 60630
 (RECORDER'S BOX NO. 284)

2459 SOUTH HOMAN
 CHICAGO, IL 60623

For information only insert street address of above described property.

UNOFFICIAL COPY

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 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 this 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 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.

And the said grantor do 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 sales on execution or otherwise.

In Witness Whereof, the grantor^s aforsaid in ve hereunto set their hand^s and seal s this firth day of June 19 95

Enrique Villa (SEAL)
ENRIQUE VILLA (SEAL)

Carmen Villa (SEAL)
CARMEN VILLA (SEAL)

THIS INSTRUMENT PREPARED BY: RICHARD A. DOLEJS
8008 W. 31st Street
North Riverside, IL 60546

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
NAME OF GRANTEE
AMOUNT \$ 59.00

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 CARMEN VILLA & ENRIQUE VILLA

personally known to me to be the same person^s, whose name^s

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, set forth, including the release and waiver of the right of homestead, under my hand and notarial seal this fifth day of June, 19 95

OFFICIAL SEAL
RICHARD A. DOLEJS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/29/97

Richard A. Dolejs
RICHARD A. DOLEJS Notary Public

60546856

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
NAME OF GRANTEE
AMOUNT \$ 59.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE
NAME OF GRANTEE
AMOUNT \$ 59.00