

95081807

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WARRANTY
DEED IN LIEU OF

20600067

THIS INDENTURE WITNESSETH, that the Grantor **S. EPIGMENTO RAMIREZ** and **AMERICA RAMIREZ**, his wife of the County of Cook and State of Illinois for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and **Warranted** unto the MARQUETTE NATIONAL BANK, a National Banking Association of ~~XXXXXX XXXXXXXXXX~~, Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the 17th day of November 1994 known as Trust Number 13268, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 39 and 40 in Block 5 in Walker's Subdivision of Block 5 of S. J. Walker's Dock Addition to Chicago, being a Subdivision of the East 1/2, North of the River of Section 30, Township 39 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof recorded September 21, 1872 as Document 57505, in Cook County, Illinois.

Street Address: 2396-98 S. Blue Island Ave., Chicago, IL 60608

Permanent Index Nos.: 17-30-206-047 and 17-30-206-048

Subject to general taxes for 1994 and subsequent years.

TO HAVE AND TO HOLD the same, with all 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 and may be exercised, manage, protect and promote in any part thereof, to dedicate parks, streets, highways or alleys and to exercise any and all other powers in respect thereto, and to make, hold and property, collect, demand, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without any encumbrance, less than the whole, or any portion of the premises to him, or to any other survivor in trust and to grant to such successor or successors in trust all of the title, estate, power and authority, created or created by said instrument, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, in fee simple, in tail, in possession or in reversion, by leases to commence in present or future, and upon any terms and for any period, or periods, of time, and to make, change, modify, renew, extend, and prorogue the same, or to renew or extend leases upon any terms and for any period or periods of time, and to cancel, release and options to purchase the whole or any part of the same, and to contract respecting the manner of fixing the amount of present or future rentals, to partition or exchange said property, or any part thereof, for other real or personal property, to grant easement or charge of any kind, to release, convey or assign any right, title or interest in, or in, or of, or against, to and premises or any part thereof, and to do all and sundry acts and to make all other arrangements for such other considerations as it would be lawful for any person owning the same to do 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 trustee in relation thereto, premises, or to whom and 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 for advanced on said premises, or be obliged to see that the terms of the trust are being complied with, or be obliged to see, or note the necessity or expediency of any act by said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement, and every deed, conveyance, mortgage, or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence of the full, complete and accurate execution of the same, and every other instrument executed by said trustee in relation to the time of the delivery thereof, the trust created by this indenture, and by said trustee, or any part thereof, in full, and in accordance therewith, and in accordance with the terms, conditions and limitations contained in the indenture, and in each case, in accordance with the terms and holding upon all benefits, losses, thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver each and every instrument mentioned above, or any other instrument, and (d) that the conveyance is made to a successor or successors in trust, that such successors in trust have been duly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of such or their predecessors in trust.

The interest of each and every beneficiary herein and of all persons claiming for them or on behalf of them shall be only in the earnings, as well 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, rents and dividends thereof, as aforesaid.

If the title to any of the above lands is now or hereafter extinguished, the Register of Titles, or other body directed not to register or note on the certificate of title or duplicate thereof, or memorial the words "in trust," or upon condition, or with limitation, or with limitation of similar import, in accordance with the status in such case made and provided.

And the said grantor **S. EPIGMENTO RAMIREZ**, hereby covenants with the said trustee, to defend the same 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 or execution or otherwise.

In witness Whereof, the grantor **S. EPIGMENTO RAMIREZ**, and the said trustee, **AMERICA RAMIREZ**, their hands, this 19th day of December, 1994.

 (Seal)

 (Seal)

AMERICA RAMIREZ

(Seal)

(Seal)

Prepared By: Stephen M. Oleszklewicz, 4012 S. Archer Ave., Chicago, IL 60632

State of **Illinois** and County of **Cook** I, the undersigned Notary Public in and for said County, in the state aforesaid, do hereby certify that

personally known to me to be the same person whose name **S. EPIGMENTO RAMIREZ**, his wife **AMERICA RAMIREZ**, is 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 the waiver of the right of homestead.

19th day of December, 1994.

Notary Public

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

FOR RECORDERS USE ONLY

2396-98 S. Blue Island Ave.
Chicago, IL 60608

DELIVERY INSTRUCTIONS: mail to:

MARQUETTE NATIONAL BANK
6155 S. Pulaski Rd. ~~XXXXXX XXXXXXXXXX~~
CHICAGO, ILLINOIS ~~XXXX~~ 60629



OR
BOX 300

350de

This space reserved for notaries and recording agents.

LCM 1036

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COOK COUNTY RECORDER

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