

Deed in Trust

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95125814

WARRANTY

THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE WITNESSETH, That the Grantor PEDRO RIVERA, a bachelor, 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, Conveys and warrants unto COMMERCIAL NATIONAL BANK OF CHICAGO, a National Banking Association, 4800 N. Western Avenue, Chicago, Illinois 60625, its successor or successors, as Trustee under a trust agreement dated the 21 day of June, 1994 known as Trust Number 1205; the following described real estate in the County of COOK and State of Illinois, to-wit:

Lot 30 (except part described as beginning at the South East Corner of said Lot 30, thence along its Northwesterly side to the North East Corner, thence along its Northwesterly side 4 1/2 inches, thence Southeastwarily to the point of beginning) also that part of Lot 31 beginning at the South East Corner of said lot, thence along its Northwesterly side to the North East Corner, thence along its Northwesterly side 5 inches, thence Southeastwarily to a point of beginning in Seavern and Company's Subdivision of Lot 3 in Block 20 in Canal Trustee's Subdivision of Section 29, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

(Permanent Index Commonly Known as 2888 Archer Avenue, Chicago, Illinois 60608)

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

Full power and authority is hereby granted to said trustee with respect to the real estate or any parts of it at any time or times, to subdivide and resubdivide the real estate or any part thereof in dedicate parks, streets, highways, 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 authority 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, in future and upon any terms and for any period or periods of time not exceeding 100 years, 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 of every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with, whether similar to or different from the powers herein specified and at any time or times hereafter.

In no case shall any debt, liability with said trustee in relation to the real estate, or to whom the real estate or any part in the real 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 moneys borrowed or advanced on the real estate, or be obliged to see that 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, that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect, that such conveyance or other instrument was executed in accordance with the trusts, covenants and limitations contained herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries as if the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and 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 or predecessors.

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 personal earnings and the profits 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 at such but only an interest in the possession, earnings, assets 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 usual 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 to any and all persons of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof the grantor, Pedro Rivera, do hereby set his hand and seal on this Fifth (5th) day of December, 1994. (SEAL) PEDRO RIVERA (SEAL)

State of Illinois } ss. I, HARRY E. GABRIELIDES, a Notary Public in and for said County, in County of COOK } the state aforesaid, do hereby certify that PEDRO RIVERA, a Bachelor,

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 he signed, sealed and delivered the said instrument as his own free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

" OFFICIAL SEAL OF HARRY E. GABRIELIDES NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 4/10/97

Notary Public signature: Harry E. Gabrielides

2888 Archer Avenue, Chicago, Illinois 60608

Commercial National Bank of Chicago 4800 N. Western Avenue Chicago, Illinois 60625 (312) 880-5100 MEMBER, FDIC

THIS INSTRUMENT WAS PREPARED BY HARRY E. GABRIELIDES 5711 North Lincoln Avenue Chicago, Illinois 60659

COOK COUNTY RECORDER 95125814

This space for affixing Riders and Revenue Stamps. State of Illinois Treasurer Tax Lab. COOK COUNTY RECORDER 95125814

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Document Number

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## STATEMENT BY GRANTOR AND GRANTEE

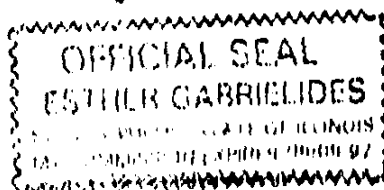
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated February 23, 1995 Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before me by the said FRANK J. GABRIELIDES on the 23 day of February, 1995.

Notary Public Esther Gabrieldes



95125814

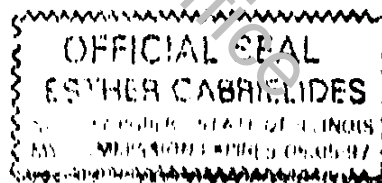
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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, 1995 Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before me by the said COMM. TRUST # 12118 on the 23 day of February, 1995.

Notary Public Esther Gabrieldes



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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 or for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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