

# UNOFFICIAL COPY

## DEED IN TRUST WARRANTY DEED

95182212

DEPT-01 RECORDING \$25.00  
T#0012 TRAN 3519 04/11/95 13:29:00  
#2592 : JM \*-95-241640  
COOK COUNTY RECORDER

DEPT-01 RECORDING \$25.00  
T#0012 TRAN 3104 03/17/95 13:28:00  
#87591 : JM \*-95-182212  
COOK COUNTY RECORDER

Above Space For Recorder's Use Only

\*\*\*THIS DEED IS BEING RE-RECORDED  
TO CORRECT GRANTEE'S FIRST NAME\*\*\*

This Indenture Witnesseth, THAT THE GRANTOR \_\_\_\_\_

Phinya TORRENTE

of the County of COOK and State of Illinois for and in consideration of TEN and No / 100 Dollars, and other good and valuable considerations in hand paid, Convey S and Warrant S unto the RIVER FOREST STATE BANK AND TRUST COMPANY, 7727 Lake Street, River Forest, Illinois 60305 a corporation of Illinois, as Trustee under the provisions of Trust Agreement dated the 3rd day of March, 1995, known as Trust Number 4977, the following described real estate in the County of COOK and State of Illinois, to-wit:

The South 46 feet of Lot 2 (except that part lying East of a line 50 feet West of and Parallel with the East line of Section 18, conveyed to the City of Chicago for widening North Ashland Avenue) in Block 21 in Ravenswood in the South 1/2 of the Northeast 1/4 of Section 18, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

3/8/95 Phinya Torrente

Commonly Known as: 4450-56 N. ASHLAND AVENUE, CHICAGO, ILLINOIS  
PIN # 14-18-223-012

754098167  
25887679

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 of any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to redivide 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 presenti 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

*[Handwritten signature]*

95241640

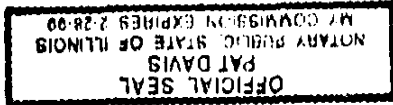
95182212

Deed in Trust  
WARRANTY DEED

TO

RIVER FOREST STATE BANK  
AND TRUST COMPANY  
TRUSTEE

RIVER FOREST STATE BANK  
AND TRUST COMPANY  
7727 W. LAKE STREET  
RIVER FOREST, ILLINOIS 60305



*Handwritten:* Will to: Anthony L. Torrente 504 1/2 Maple St. Chicago, IL 60615

Notary Public

STATE OF ILLINOIS }  
COUNTY OF COOK }

I, the undersigned, A 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 subscribed to the foregoing instrument appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as 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 8th day of March 1995

PHINYA L. TORRENTE (SEAL)  
PHINYA L. TORRENTE (SEAL)  
PHINYA L. TORRENTE (SEAL)  
PHINYA L. TORRENTE (SEAL)

In Witness Whereof, the grantor(s) aforesaid has hereunto set her hand and seal this 8th day of March 1995

And the said grantor(s) hereby expressly waive(s) and release(s) 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.  
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, 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.  
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, annuities and proceeds arising from the sale or other disposition of a real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest in or to said real estate as such, but only an interest in the earnings, annuities 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, 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(s) hereby expressly waive(s) and release(s) 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(s) aforesaid has hereunto set her hand and seal this 8th day of March 1995

04915256

21228156

Property of Cook County Clerk's Office

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*Handwritten:* Will to: Anthony L. Torrente 504 1/2 Maple St. Chicago, IL 60615

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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 2/8, 19 95 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 8 day of February, 19 95

Notary Public [Signature]



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 3/8, 19 95 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 8 day of March, 19 95

Notary Public [Signature]



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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