

UNOFFICIAL COPY



WARRANTY DEED  
IN TRUST

95263928

THIS INDENTURE WITNESSETH, That the  
Grantor Elias Bravo, a  
bachelor

of the County of Cook  
and State of Illinois

For and in consideration of TEN AND  
00/100 DOLLARS (\$10.00) and other good  
and valuable considerations in hand paid,  
CONVEY and WARRANT unto  
the CHICAGO TITLE AND  
TRUST COMPANY, a corporation of  
Illinois, whose address is 171 N. Clark  
Street, Chicago, IL 60601-3294, as Trustee  
under the provisions of a trust agreement  
dated the 11th of  
following described real estate in the County of

Reserved for Recorder's Office

April, 19 95, known as Trust Number 1100518, the  
Cook, and State of Illinois, to-wit:

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO ARTICLES OF AGREEMENT FOR DEED DATED APRIL 6, 1994 BETWEEN ELIAS BRAVO  
AND MANUEL SINGHI RECORDED AS DOCUMENT NUMBER 94332237.

Permanent Tax Number: 13-34-427-041-0000

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 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, 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 *future*,  
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 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.

BOX 333-CTI

95263928

# UNOFFICIAL COPY

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 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 sale on execution or otherwise.

In Witness Whereof, the grantor, Elias Bravo, hereunto set his hand and seal this 11 day of April, 1995.

Elias Bravo (Seal)  
Elias Bravo

\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

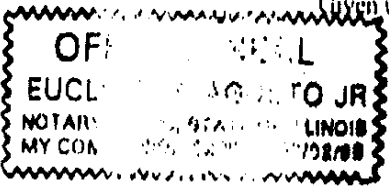
**THIS INSTRUMENT WAS PREPARED BY:**

Euclides Agosto, Esq.  
2750 ~~7740~~ N. Ashland Ave  
Chicago, Il. 60614

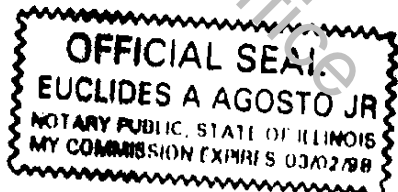
State of Illinois ) I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby  
County of Cook ) SS, certify that Elias Bravo, a bachelor

\_\_\_\_\_ 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 he signed, sealed and delivered the said instrument as his 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 11 day of April, 1995.



Euclides Agosto Jr  
NOTARY PUBLIC



PROPERTY ADDRESS:  
4134-36 W. North Ave., Chicago, Il. 60639

**AFTER RECORDING, PLEASE MAIL TO:**

**CHICAGO TITLE AND TRUST COMPANY**  
**171 N. CLARK STREET MI09LT OR BOX NO. 533 (COOK COUNTY ONLY)**  
**CHICAGO, IL 60601-3294**

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

[Signature] Date            [Signature] Buyer, Seller or Representative

95263928

# UNOFFICIAL COPY

LOT 27 AND ALL OF THAT PART OF LOT 26 LYING EAST OF THE CENTER LINE OF THE NORTH AND SOUTH 13 INCH BRICK WALL RUNNING THE ENTIRE DEPTH OF SAID LOT 26 IN BLOCK 26, IN GARFIELD IN THE SOUTH EAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

95263928

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

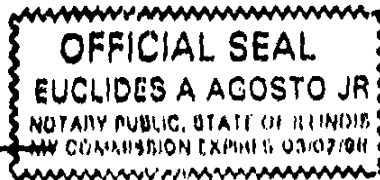
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 4/14/11

Signature [Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID [Signature]  
THIS 14 DAY OF April  
19 11

NOTARY PUBLIC [Signature]



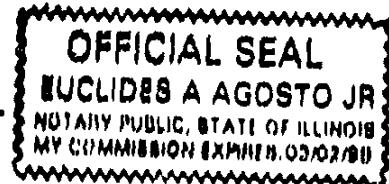
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 4/14/11

Signature [Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID [Signature]  
THIS 14 DAY OF April  
19 11

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.)

95263925

UNOFFICIAL COPY

Property of Cook County Clerk's Office