

UNOFFICIAL COPY

DEED IN TRUST

96497548

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, Perry J. Pineda, a bachelor, of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid, and other good and valuable consideration, receipt of which is hereby duly acknowledged, Conveys and Quit-Claims unto Perry J. Pineda, 33 East Cedar Street, Chicago, Illinois 60611, not individually, but as Trustee under the provisions of a certain Trust Agreement, dated March 20, 1996 and known as the Perry J. Pineda Trust, the following described real estate, situated in Cook County, Illinois, to-wit:

See legal description attached.

29/10/96
W.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 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 authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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.

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NO ABSTRACT

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BOX 333-CTI

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In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 by 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.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his hand and seal this 14 day of June 1996.



PERRY J. PINEDA

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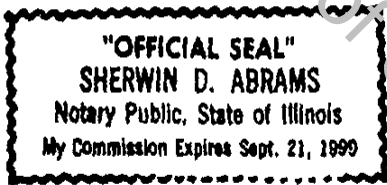
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

. DEPT-01 RECORDING \$29.00
. T#0012 TRAN 1115 06/27/96 12:37:00
. #5035 DT *-96-497548
. COOK COUNTY RECORDER

. DEPT-10 PENALTY \$26.00

I, Sherwin D. Abrams, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Perry J. Pineda, 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 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 14 day of June, 1996.



[Signature]
NOTARY PUBLIC

This instrument prepared by:

Sherwin D. Abrams
321 South Plymouth Court
Suite 1200
Chicago, Illinois 60604

Upon recording, please mail to:

Sherwin D. Abrams
321 South Plymouth Court
Suite 1200
Chicago, Illinois 60604

I hereby declare that the attached deed represents a transaction exempt under the provisions of Paragraph e, Section 4, of the Real Estate Transfer Act.

[Signature: Perry J. Pineda]

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LEGAL DESCRIPTION:

UNIT NO 4-E AND P-40 IN THE 33 EAST CEDAR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARCEL 1: LOTS 1 AND 2 IN AUGUSTIN GAUER'S SUBDIVISION OF THE WEST PART OF THE NORTH 1/3 OF BLOCK 3 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND PARCEL 2: THE WEST 80 FEET OF THE EAST 150 FEET OF THE WEST 444.75 FEET, OF THE NORTH 1/3 OF BLOCK 3 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID AS MEASURED ALONG THE NORTH LINE OF SAID BLOCK 3, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96163725 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N. Part of 17-03-202-013 and
17-03-202-014 and
17-03-202-058

Commonly known as Units 4-E and P-40,
33 East Cedar, Chicago, Illinois 60621.

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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 and hold title to real estate under the laws of the State of Illinois.

Dated 6/14, 19 96 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said _____

this 14 day of June

19 96

[Signature]
Notary Public



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 6/14, 19 96 Signature: [Signature]
Grantee or Agent

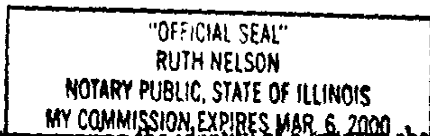
Subscribed and sworn to before me by the

said _____

this 14 day of June

19 96

[Signature]
Notary Public



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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