

UNOFFICIAL COPY



QUIT CLAIM DEED IN TRUST

96549391

THIS INDENTURE WITNESSETH, That the
Grantor WILLIAM ESPINOSA

married to ANITA L. YATES
ESPINOSA

of the the County of Cook
and State of Illinois
for and in consideration of TEN
AND 00/100 DOLLARS, and other
good and valuable considerations in
hand paid, CONVEY and
QUITCLAIM unto the CHICAGO
TITLE AND TRUST

COMPANY, a Corporation of
Illinois, whose address is 171 N.
Clark Street, Chicago, IL 60601-
3284, as Trustee under the
provisions of a trust agreement dated the 1st day of September, 1996,
known as Trust Number 1102011,
and State of Illinois, to-wit:

SEPT-01 RECORDING \$25.00
140012 TRAN 1374 07/18/96 12:42:00
44663 REC *96-549391
COOK COUNTY RECORDER

Reserved for Recorder's Office

dated the 1st day of September, 1996,
the following described real estate in the County of Cook

H13019W Lot 11 (Except the East 15 Feet) and Lot 12 (Except the West 5 feet)
in Block 7 in Eberhart's Subdivision of the South West 1/4 of the
South West 1/4 of Section 14, Township 33 North, Range 13 East of
the third principal meridian, in Cook County, Illinois

Permanent Tax Number: 19-14-328-011

75

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 or 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, 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 present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single
lease 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.

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(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.

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 waives _____ 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 _____ aforesaid has _____ hereunto set _____ his hand _____ and seal _____ this 15th day of JANUARY 1996.

William Espinosa (Seal)
WILLIAM ESPINOSA

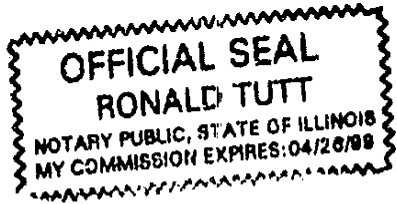
Anita L. Yates Espinosa (Seal)
ANITA L. YATES-ESPINOSA

(Seal) _____ (Seal)

THIS INSTRUMENT WAS PREPARED BY:

RONALD TUTT
Attorney at Law
512 West Burlington, Suite 206
LaGrange, Illinois 60525
(708) 579-5575

State of Illinois }
County of Cook } ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that WILLIAM ESPINOSA, married to ANITA L. YATES ESPINOSA, known to me to be the same person _____ whose name _____ is _____ personally 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 15 day of May 1996
[Signature]
NOTARY PUBLIC

PROPERTY ADDRESS:

AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE AND TRUST COMPANY
171 N. CLARK STREET ML09LT
CHICAGO, IL 60601-3294

OR BOX NO. 333 (COOK COUNTY ONLY)

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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 1/15, 1996 Signature: [Signature]
Grantor or Agent

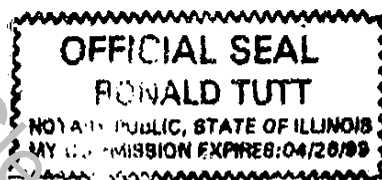
Subscribed and sworn to before me by the said William Espinosa this 15 day of JANUARY, 1996.
Notary Public [Signature]



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 1/15, 1996 Signature [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said William Espinosa this 15 day of JANUARY, 1996.
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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