

# UNOFFICIAL COPY

96174652

## WARRANTY DEED IN TRUST

This instrument witnesses, That the  
Grantor

ARMANDO J. TRIVINO  
Married to *Veronica*  
TRIVINO

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 THE CHICAGO TRUST  
COMPANY, a corporation of Illinois,  
whose address is 171 S. Clark  
Street, Chicago, IL 60601-3274, as

Trustee under the provisions of a trust agreement dated the 23rd day of FEBRUARY, 1996,  
known as Trust Number 1109662, the following described real estate in the County of  
and State of Illinois, to-wit:

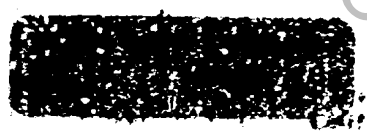
LOT 125 IN E.A. CUMMINGS AND COMPANY'S SECOND ADDITION TO WARREN PARK, BEING A  
SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF  
SECTION 20, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
ALSO THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20,  
AFORESAID IN COOK COUNTY, ILLINOIS.

Received for Recorder's Office

DEPT-01 RECORDING \$23.00  
T#0012 TRAN 9533 03/07/96 13:06:00  
49276 # ER # -96-174652  
COOK COUNTY RECORDER

23

960114H  
1205 Cr  
LAW  
75-83-284



2/28/96

Permanent Tax Number: 16-20-421-016

This is not homestead property

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, merge, partition and subdivide said  
premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision of part thereof,  
and to re-subdivide 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 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 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, part, 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, (s) that at the time of the

BOX 333-CTI

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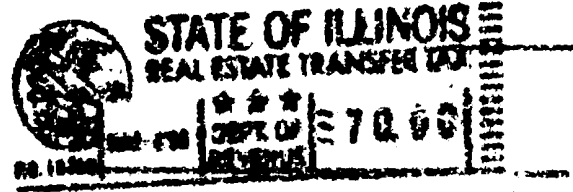
delivered, thereof the trust created by this instrument and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this instrument and in said trust agreement or in any amendment thereto, 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 his, 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, rents 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 in each, but only an interest in the earnings, rents and proceeds thereof as aforesaid.

And the said grantor hereby expressly waives and releases 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 26th day of FEBRUARY 19 96

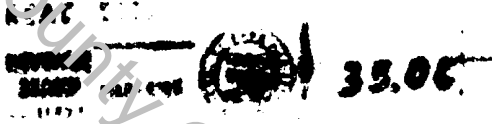
Armando Trevino (Seal)  
(Seal)



THIS INSTRUMENT WAS PREPARED BY:

JOHN A. NAUGHTON  
8914 W. CERMAK ROAD  
BERWYN, ILLINOIS 60402

Cook County



96174652

State of ILLINOIS

County of COOK

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that

ss. ARMANDO J. TREVINO

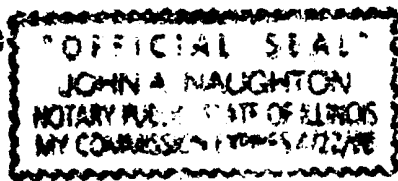
personally known to me to be the same person whose name is \_\_\_\_\_ appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 26th day of Feb 1996.

John A. Naughton  
NOTARY PUBLIC

PROPERTY ADDRESS:

1931 S. 58th AVENUE, CICERO, ILLINOIS 60630



AFTER RECORDING, PLEASE MAIL TO:

THE CHICAGO TRUST COMPANY  
171 N. CLARK STREET, SUITE 1100  
CHICAGO, IL 60611-3294

OR BOX NO. 333 (COOK COUNTY ONLY)