

UNOFFICIAL COPY

DEED IN TRUST
WARRANTY DEED

96286038

0027 MCH
RECORD IN #
MAILINGS #
96286038 #
0027 MCH
04/04/96
04/04/96

Above Space For Recorder's Use Only

This Indenture Witnesseth, THAT THE GRANTORS EDUARDO COSTALES & MAGDALENA COSTALES, HIS WIFE, AND ERICH HEINREICHBERGER & HILDA HEINREICHBERGER, HIS WIFE,
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 _____ and Warrant _____ unto the **COMMERCIAL NATIONAL BANK**, 4800 North Western Avenue, Chicago, Illinois 60625 a corporation of Illinois, as Trustee under the provisions of a Trust Agreement dated the 15th day of MARCH, 1996, known as Trust Number 1273 the following described real estate in the County of COOK and State of Illinois, to-wit:

LOT TWO HUNDRED SEVENTY THREE (273) AND LOT TWO HUNDRED SEVENTY FOUR (274) IN SHERIDAN DRIVE SUBDIVISION OF THE NORTH THREE FOURTHS (3/4) OF THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST HALF (1/2) OF SAID NORTHWEST QUARTER (1/4) WHICH LIES NORTH OF THE SOUTH EIGHT HUNDRED (800) FEET THEREOF AND EAST OF GREEN BAY ROAD IN COOK COUNTY, ILLINOIS

Commonly Known as: 4649 N. DOVER, CHICAGO, ILLINOIS 60640

PIN # 14-17-108-001

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 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, 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 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 198 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

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Deed in Trust WARRANTY DEED

(BOX 426)

COMMERCIAL NATIONAL BANK

TRUSTEE

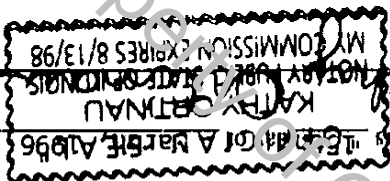
TO

COMMERCIAL NATIONAL BANK
4800 NORTH WESTERN AVENUE
CHICAGO, ILLINOIS 60625

McClintock Prop (800) 732-3044

CR# 102

880398296



Notary Public

SKOKIE OFFICE
JESSE WINT
RECORDED
COOK COUNTY

STATE OF ILLINOIS }
COUNTY OF COOK

Prepared by:
DAVID P. SANES, ATTORNEY AT LAW
4711 GOLF ROAD, SUITE 801
SKOKIE, ILLINOIS 60076



In Witness Whereof, the grantor(s) aforesaid _____ herunto set their hand and seal this 15th day of March, 1996

States of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

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 words of similar import, in accordance with the statute in such case made and provided.

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, the words "in trust," or "upon condition," or "with limitations," or but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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, predecessor, a trust

said trust agreement; and every 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 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, release, mortgage or other instrument and (d) if the conveyance is made to a successor 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

_____ (SEAL)
_____ (SEAL)
_____ (SEAL)
_____ (SEAL)

I, the undersigned, A NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that EDUARDO COSTALES & MAGDALENA COSTALES, HIS WIFE, AND ERICH HEINREICHBERGER AND HILDA HEINREICHBERGER, HIS WIFE, personally known to me to be the same persons _____ whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 15th day of March, 1996

KATHY ORTINAU
NOTARY PUBLIC STATE OF ILLINOIS

COMMISSION EXPIRES 8/13/98

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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 April 4, 1996 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said DAVID P. SAUL this 4 day of APRIL 1996.
Notary Public Melinda MacGregor
"OFFICIAL SEAL"
Melinda MacGregor
Notary Public, State of Illinois
My Commission Expires 10/15/97

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 April 4, 1996 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said DAVID P. SAUL this 4 day of APRIL 1996.
Notary Public Melinda MacGregor
"OFFICIAL SEAL"
Melinda MacGregor
Notary Public, State of Illinois
My Commission Expires 10/15/97

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 ABL 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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