

UNOFFICIAL COPY

ORIGINAL

WARRANTY DEED IN TRUST
THIS INSTRUMENT WAS PREPARED BY
MUNICIPAL TAX DEEDS, INC.

97629135

THIS INDENTURE WITNESSETH, That the
Grantor,

MUNICIPAL TAX DEEDS, INC.

. DEPT-(01) RECORDING \$29.00
. T#5555 TRAN 5708 08/27/97 09:04:00
. #0528 # JJ *-97-629135
. COOK COUNTY RECORDER

The above space for recorders use only AUG 27 1997

of the County of Cook and State of Illinois for and in consideration of Ten Dollars
and No/100, and other good and valuable considerations in hand paid, Conveys and Warrants unto the BANCO POPULAR,
ILLINOIS, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 1st day of
July, 1997, and known as Trust Number 26473, the following described real estate in the County
of Cook and State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER.

003111

PIN: 25-04-202-002

Grantee's Address: 8383 W. BELMONT AVENUE, RIVER GROVE, ILLINOIS 60171

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 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 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.

BOX 373

1 of 1

97629135

UNOFFICIAL COPY

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.

This conveyance is made upon the express understanding and conditions that neither BANCO POPULAR, ILLINOIS, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provision of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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.

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

And the said grantor _____ hereby expressly waive S and release S 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 in S hereunto set

_____ hand and seal this 25th day of August 1997.

John Bridge (Seal) _____ (Seal)
 _____ (Seal) _____ (Seal)

97629135

UNOFFICIAL COPY

ILLINOIS

STATE OF ILLINOIS

} SS. 1. Lynette S. Kurth

COUNTY OF COOK

a Notary Public in and for said County, in the state aforesaid, do hereby certify that JOHN BRIDGE

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 _____ 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 25th day of August, 19__



Lynette S. Kurth

Notary Public

BANCO POPULAR, ILLINOIS

003111

BOX 373

6737 S Harvard, Chicago, IL 60620

For information only insert street address of above described property.

Mail subsequent Real Estate Tax Bills to:

MUNICIPAL TAX DEEDS, INC.

Name

1345 East Park Street

Address

Carbondale, Illinois 62901
City/State/Zip

97629135

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

**LEGAL DESCRIPTION RIDER ATTACHED TO AND MADE A PART OF
THAT CERTAIN WARRANTY DEED IN TRUST WHEREIN MUNICIPAL
TAX DEEDS GRANTOR, IS CONVEYING THE PROPERTY DESCRIBED:**

LEGAL DESCRIPTION:

LOT TWENTY (20) IN BLOCK TWO (2) IN JAMES A. STOODARD'S SUBDIVISION
OF PART OF THE SOUTH $\frac{3}{4}$ OF THE NORTHWEST QUARTER ($\frac{1}{4}$) OF THE
NORTHEAST QUARTER ($\frac{1}{4}$) OF SECTION 04, TOWNSHIP 37 NORTH, RANGE 14,
LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

VOL.:

448

P.I.N.:

25-04-202-002-0000

COMMONLY KNOWN AS:

8737 SOUTH HARVARD AVENUE, CHICAGO, IL 60620

003111

97629135

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

003111

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

Dated 7-22, 1997

[Signature]
GRANTOR/AGENT

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)



Subscribed and sworn to before me this 22nd day of July, 1997

My commission expires: 7/8/2001

Lynette S. Kurth
NOTARY PUBLIC

The grantee 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 title to real estate under the laws of the State of Illinois.

Dated 8-22, 1997

[Signature]
GRANTEE/AGENT

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)



Subscribed and sworn to before me this 22nd day of August, 1997

My commission expires: 7/8/2001

Lynette S. Kurth
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

97629135

UNOFFICIAL COPY

Property of Cook County Clerk's Office