

UNOFFICIAL COPY

DEED IN TRUST

97275258

THE GRANTOR(S) _____
PEDRO CAJIGAS, married to
OLGA CAJIGAS,

of the County of Cook
and State of Illinois,

for and in consideration of

-----TEN and NO/100 (\$10.00)----- Dollars,

and other good and valuable considerations

in hand paid, Convey _____ and (WARRANT _____ / QUIT CLAIM _____)* unto

COMMUNITY SAVINGS BANK, an Illinois Corporation, 4801 West Belmont Avenue, Chicago, Illinois 60641

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 15 day of April, 1997,
and known as Trust Number LT-1153 (hereinafter referred to as "said trustee," regardless of the
number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the fol-
lowing described real estate in the County of Cook and State of Illinois, to wit:

LOT 15 IN BLOCK 4 IN STORY AND ALLEN'S ADDITION TO CHICAGO BEING A
SUBDIVISION OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF THE NORTH EAST
1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN 13-25-132-044

**THIS IS NOT HOMESTEAD PROPERTY THE THE GRANIOR AND HIS SPOUSE.

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 are hereby granted to said trustee to improve, manage, protect and subdivide said
premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 present 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 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

(over)

DEPT-01 RECORDING \$25.00
T96666 TRAN 3483 04/21/97 15:28:00
48113 4 IR *-97-275258
COOK COUNTY RECORDER

(Above Space for Recorder's Use Only)

Attach "Riders" or
Revenue Stamps
Here

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Prepared by:



ADDRESS OF PROPERTY: 3000 W. DIVERSEY
 Chicago, Illinois
 THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
 SEND SUBSEQUENT TAX BILLS TO:
 NAME:
 ADDRESS:

RECORDERS OFFICE BOX NO. BOX 331

MAIL TO: COMMUNITY SAVINGS BANK
 4801 W. Belmont Ave.
 Chicago, IL 60641-4330
 CITY, STATE, ZIP

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

Given under my hand and official seal, this 15th day of April 19 97
 JOSEPH M. DEL CAMPO 19
 Notary Public, State of Illinois
 My Commission Expires 12-28-97

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Pedro Castro, married to Olga Castro, 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 the signed, sealed and delivered the said instrument as the free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

State of Illinois, County of Cook ss.

Pedro Castro (SEAL)
Olga Castro (SEAL)

In Witness Whereof, the grantor aforesaid have hereunto set their hand and seal, this 15th day of April 19 97

of 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, contained in this indenture and in said trust agreement or in some amendment thereto and binding upon all beneficiaries hereunder; (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, 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, 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 have hereunto set their hand and seal, this 15th day of April 19 97

DOCUMENT NUMBER

971216

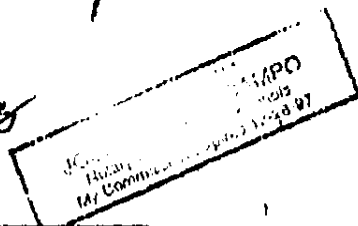
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STATEMENT BY GRANTOR AND GRANTEE

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 , 19 Signature: Julio C. Lopez
Grantor or Agent

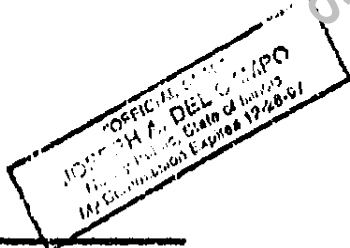
Subscribed and sworn to before
me by the said Julio C. Lopez
this 15 day of ,
1997.
Notary Public



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 , 19 Signature:
Grantee or Agent

Subscribed and sworn to before
me by the said
this 15 day of ,
1997.
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.)

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