

WARRANTY  
DEED IN TRUST

UNOFFICIAL COPY 98951069

2494/0059 16 001 Page 1 of 3  
1998-10-22 12:16:05  
Cook County Recorder 25.50



The above space is for the recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Joseph Trevino  
of the County of Cook and State of Illinois for and in consideration  
of Ten Dollars and other good and valuable considerations in hand paid, Convey  
and warrant unto METROPOLITAN BANK AND TRUST COMPANY an Illinois  
Corporation, its successor or successors, as Trustee under a trust agreement dated the 7th day of July  
19 89, known as Trust Number 1780, the following described real estate  
situated in the County of Cook in the State of Illinois, to wit:

Lot 26 in Lot 1 in Block 40 of the Canal Trustee's Subdivision of  
the West 1/2 and so much of the Southeast 1/4 as lies West of the  
South Branch of the Chicago River in Section 21, Township 39 North,  
Range 14, East of the Third Principal Meridian, in Cook County,  
Illinois

c/k/a: 1902 S Union Avenue - Chicago IL 60606

(NOTE: If additional space is required for legal, attach on a separate 8 1/2" x 11" sheet.)  
together with all the appurtenances and privileges thereunto belonging or appertaining.  
(Permanent Index No.: 17-21 313 028 0000)

UNDERSIGNED AGREE THAT THE ADDITIONAL TERMS AND PROVISIONS ON THE REVERSE SIDE HEREOF  
SHALL CONSTITUTE A PART OF THIS WARRANTY DEED IN TRUST AND ARE INCORPORATED HEREIN.

And the said grantor hereby expressly waive and release any and all right of benefit under and  
by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sales on execution or  
otherwise.

In Witness Whereof, the grantor aforesaid ha hereunto set hand and  
seal this 20th day of OCTOBER 19 98

Joseph Trevino (SEAL) \_\_\_\_\_ (SEAL)  
JOSEPH TREVINO (SEAL) \_\_\_\_\_ (SEAL)

MAIL METROPOLITAN BANK & TRUST ADDRESS  
DEED 2201 W Cermak Road OF  
TO: Chicago IL 60608 PROPERTY: \_\_\_\_\_

1902 S Union Avenue  
Chicago IL 60606

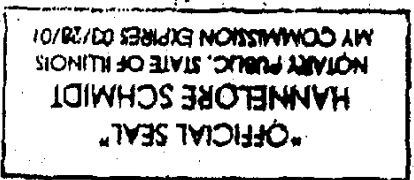
The above address is for information only  
and is not part of this deed.

# UNOFFICIAL COPY

CHICAGO ILL 60616  
(Address) 1902 S-UNION  
(Name) JOSEPH TREVINO  
Mail subsequent tax bills to:

CHICAGO ILL 60618  
(Address) 3347 W IRVING PK RD  
(Name) ANTHONY N PANZICA  
This instrument was prepared by:

My Commission Expires: \_\_\_\_\_  
Notary Public: Hannalore Schmidt



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 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 \_\_\_\_\_ day of  
OCTOBER 1998

I, the undersigned, a Notary Public in and for said County, in the State aforesaid,  
DO HEREBY CERTIFY that JOSEPH TREVINO  
COUNTY OF COOK )  
STATE OF ILLINOIS ) SS

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein expressed and in the  
trust agreement set forth. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said  
county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.  
Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof;  
to dedicate parks, streams, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or  
exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without  
consideration, to convey real estate 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 the trustee; to execute leases of the real estate, or  
otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, 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, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute  
amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute  
contracts to make leases and to execute options to renew leases and options to purchase the whole or any  
part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute  
grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about encumbrance appurtenant  
to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for  
such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar  
to or different from the ways above specified and at any time or times hereafter.  
In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part  
thereof shall be conveyed, be obliged to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any  
purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have  
been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or to be obliged or  
privileged to inquire into any or no terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument  
executed by the trustee in relation to the 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 in  
herein and by the 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 herein and in the trust agreement or in any amendments thereof  
and bindings upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such  
deed, trust deed, lease, mortgage or other instrument, (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 the trustee or their predecessor in trust.  
The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be  
only in possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate,  
and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable,  
in or to the real estate as such, but only an interest in the possession, 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.

# UNOFFICIAL COPY

EXEMPT AND ABI TRANSFER DECLARATION STATEMENT  
REQUIRED UNDER PUBLIC ACT 87-543  
COOK COUNTY ONLY

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.

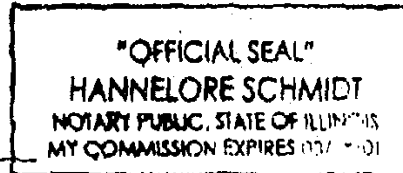
Dated 10-20, 1998

Signature: [Signature]

Grantor or Agent  
JOSEPH TREVINO

Subscribed and sworn to before me by the said NOTARY this 20th day of OCTOBER, 1998.

Notary Public Hannelore Schmidt



The grantee of 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.

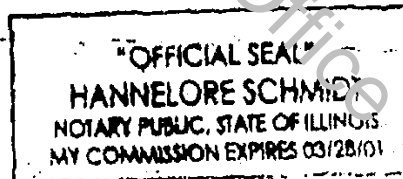
Dated 10-20, 1998

Signature: [Signature]

Grantee or Agent  
JOSEPH TREVINO

Subscribed and sworn to before me by the said NOTARY this 20th day of OCTOBER, 1998.

Notary Public Hannelore Schmidt



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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