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1998-10-29 11:32:25
Cook County Recorder 27.00

WARRANTY DEED IN TRUST
THIS INSTRUMENT WAS PREPARED BY



THIS INDENTURE WITNESSETH, That the
Grantor,

LAURA LLAMEDO

The above space for recorders use only

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 15TH day of MAY, 1996, and known as Trust Number 25277, the following described real estate in the County of COOK and State of Illinois, to-wit:

Lot 6 (except the east 3.5 feet to the south 41 feet thereof) in the resubdivision of lots 1,2,3,4 and 5 in P. Gunderson's subdivision of lots 28,29 and 30 in block 7 and of lot 27, and the west 8 feet of lot 26 in said block 7, all in Hitt and Others' subdivision of 39 acres on the east side of the east half of the southeast quarter of section 26, township 40 north, range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN 13-26-429-031

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 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.

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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 if 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 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
 hand _____ and seal _____ this _____ 15th _____ day of _____ MAY _____ 19 _____ 96 _____

Laura Llamedo (Seal) _____ (Seal)
 LAURA LLAMEDO _____
 _____ (Seal) _____ (Seal)

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STATE OF ILLINOIS

} SS. I, LUIS R. GARCIA CAMILO

COUNTY OF COOK

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

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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

DEPARTMENT OF STATE
NOTARY PUBLIC
LUIS R. GARCIA CAMILO
OFFICIAL SEAL

Given under my hand and notarial seal this 15th day of MAY, 1996

"OFFICIAL SEAL"
LUIS R. GARCIA-CAMILO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 05/29/99

Notary Public

BANCO POPULAR, ILLINOIS

3240 WEST FULLERTON AVENUE
CHICAGO, ILLINOIS 60647

Box 22

For information only insert street address of above described property.

Mail subsequent Real Estate Tax Bills to:

Name _____

Address _____

City/State/Zip _____



Property of Cook County Clerk's Office

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: 5/15, 1998

Signature: [Handwritten Signature] Grantor or Agent

Subscribed and sworn to before me by the said grantor on this 15 day of May, 1998

[Notary Seal: OFFICE OF LUIS R. BARON, NOTARY PUBLIC, STATE OF ILLINOIS, COMMISSION EXPIRES 5/15/99]

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

Dated: 5/15, 1998

Signature: [Handwritten Signature] Grantee or Agent

Subscribed and sworn to before me by the said grantee on this 15 day of May, 1998

[Notary Seal: OFFICE OF LUIS R. BARON, NOTARY PUBLIC, STATE OF ILLINOIS, COMMISSION EXPIRES 5/15/99]

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 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).