



98984210

98984210

2681/0102 30 001 Page 1 of 3
1998-11-02 11:21:51
Cook County Recorder 25.00

THE ABOVE SPACE FOR RECORDER'S USE ONLY

This Indenture Witnesseth, That the Grantor David Guzman and Catalina Guzman, his wife

of the County of Cook and the State of Illinois for and in consideration of Ten Dollars and no/100 (\$10.00)

and other good and valuable consideration in hand paid, Convey S and Warrant S unto LaSalle National ~~Trust~~ BANK, a national banking association, of 135 South LaSalle Street, Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 6th day of October 19 1998 known as Trust Number 122058, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOTS 3 AND 4 IN RESUBDIVISION OF BLOCK 7 IN M. BAUERLE'S ADDITION TO MAPLEWOOD, A SUBDIVISION OF PART OF LOTS 4 AND 6 IN RICHOW AND BAUERMEISTER'S SUBDIVISION OF THE WEST HALF OF THE NORTH EAST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COOK CP. NO. 016 103803
STATE OF ILLINOIS REAL ESTATE TRANSFER TAX
OCT 29 '98 DEPT. OF REVENUE 142.00
P.B. 10776

Cook County REAL ESTATE TRANSACTION TAX
REVENUE STAMP OCT 29 '98 71.00
P.B. 11424

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE OCT 29 '98 532.50
P.B. 11193

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE OCT 29 '98 532.50
P.B. 11193

Prepared By: Alan W. Schmidt, 2663 N. Lincoln Ave., Chicago, IL 60614

Property Address: 2901-2903 N. Fairfield, Chicago, IL

Permanent Real Estate Index No. 13-25-216-021-0000 & 13-25-216-022-0000

17266449 DI MR 183

(SEAL)

(SEAL)

(SEAL)

(SEAL)

Catalina Guzman
CATALINA GUZMAN

David Guzman
DAVID GUZMAN

of 1998

In Witness Whereof, the grantor aforesaid has hereunto set their hands and seals this 20th day of October 1998

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 or execution or otherwise.

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 cases made and provided.

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.

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 thereto and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, mortgage, 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.

Full power and authority is hereby granted to said trustee to improve, 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 present or in future, 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.

To have and to hold the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

95984210

Property of Court

State of Illinois

UNOFFICIAL COPY

County of Cook

s.s.

Bernadette O'Farrell

a

Notary Public in and for said County, in the State aforesaid, do hereby certify that _____

David Guzman and Catalina Guzman

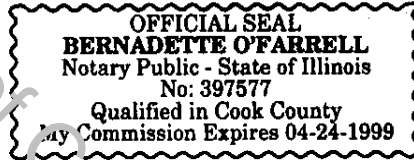
personally known to me to be the same person s whose name s are

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 _____ seal this 20th day of October A.D. 19 98

Bernadette O'Farrell

Notary Public.



98984210

Box 350

Deed In Trust

Warranty Deed

Address of Property

2901-2903 N. Fairfield

Chicago, IL

To
LaSalle National Trust, N.A.
 Trustee

LaSalle National Trust, N.A.
 135 South LaSalle Street
 Chicago, Illinois 60674-9135