

UNOFFICIAL COPY

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1999-07-20 12:45:17
Cook County Recorder 25.50

DEED IN TRUST



The Grantors, ERMILA CASTANEDA, a widow, and GUADALUPE CASTANEDA, single, never having been married, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of ten dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and warrants unto ERMILA CASTANEDA, as Trustee, of the ERMILA CASTANEDA TRUST, created on the 15th day of July, 1999, and all and every successor trustee or trustees, an undivided one-half interest, and GUADALUPE CASTANEDA, of 4904 South Keeler, Chicago, Illinois 60632, an undivided one-half interest, the following described real estate in the County of Cook and State of Illinois to wit:

LOT 2 IN BLOCK 7 IN ARCHER HIGHLANDS, H.H. WESSEL AND COMPANY'S SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ (EXCEPT THE WEST 20 ACRES THEREOF) IN SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 19-10-219-022-0000

COMMON ADDRESS: 4904 South Keeler Avenue, Chicago, Illinois 60632

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.

This deed is made to said Trustee, who shall have authority to make deeds, leases, leases of coal, oil, gas, and other minerals, easements, and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said trustee or successor trustee or trustees in relation to said premises be obliged to see that the terms of the trusts have been complied with, or be obliged to inquire into the necessity 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, 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof 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 in said trust agreement or in some

amendment thereof and binding on all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such 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.

And the said Grantor(s) 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 exemptions of homesteads from sale on execution of otherwise.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunder set their hand and seals this 15 day of July, 1999.

Ermila Castaneda (SEAL)
ERMILA CASTANEDA

Guadalupe Castaneda (SEAL)
GUADALUPE CASTANEDA

State of Illinois, County of Cook, s. I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT ERMILA CASTANEDA and GUADALUPE CASTANEDA, personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they have 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 and official seal, this 15 day of July, 1999.

James J. Kash
NOTARY PUBLIC

Prepared By: James J. Kash, 6545 West Archer Avenue, Suite 4, Chicago, Illinois 60638

Mail To: James J. Kash, 6545 West Archer Avenue, Suite 4, Chicago, Illinois 60638

Send Tax Bill To: Ermila Castaneda & Guadalupe Castaneda, 4904 South Keeler Avenue, Chicago, IL 60632

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 3, REAL ESTATE TRANSFER ACT.

James J. Kash

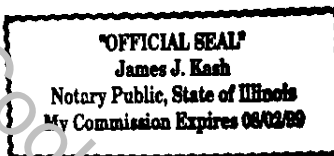
STATEMENT BY GRANTOR AND GRANTEE

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 July 15, 1999 Signature: Emilia Castaneda
Grantor or Agent

Subscribed and sworn to before me by the said Emilia Castaneda this 15 day of July, 1999.

James J. Kash
NOTARY PUBLIC

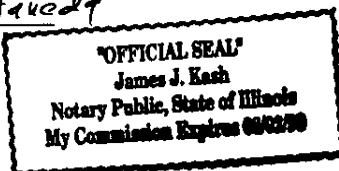


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 July 15, 1999 Signature: Guadalupe Castaneda
Grantee or Agent

Subscribed and sworn to before me by the said Guadalupe Castaneda this 15 day of July, 1999.

James J. Kash
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)