

TRUSTEE'S DEED
IN TRUST

UNOFFICIAL COPY

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1999-09-01 10:04:35
Cook County Recorder 27.50



MAIL RECORDED DEED TO:

Brian N. Rubin
Kovitz Shifrin & Waitzman
750 Lake Cook Rd., Suite 350
Buffalo Grove, IL 60089

OR:

Send Subsequent Tax Bills To:

Maria L. Ruvalcaba
2911 S. Archer
Chicago, IL 60608

THIS INDENTURE, made this 27th day of August, 1999 between BRIDGEVIEW BANK AND TRUST, a corporation duly authorized by the Statutes of Illinois to execute trusts, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated the 25th day of June, 1979, and known as Trust Number 1-0714, party of the first part, and

Maria L. Ruvalcaba, not personally, but as Trustee of the Maria L. Ruvalcaba Trust under Trust Agreement dated 21st day of July, 1999
2911 S. Archer
Chicago, IL 60608

(Name and address of Grantee)

party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100ths ---(\$10.00)---Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

Lots 5, 6, 7, 8 and the Easterly 20 feet of Lot 9 in Haynes Subdivision of Lots 1 and 2 in Block 27 in Canal Trustees' Subdivision of the South Fractional Section 29, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

together with the tenements and appurtenances thereunto belonging.

The grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND HOLD** the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

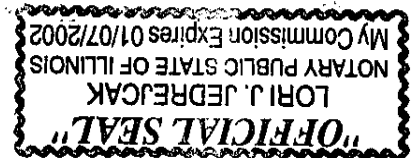
Permanent Real Estate Index Number(s): 17-29-326-002; 17-29-326-003; 17-29-326-004; and 17-29-326-061
Address(es) of Real Estate: 2911 S. Archer, Chicago, IL 60608

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction and in the exercise of the

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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 present or 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 198 years and to renew or extend leases upon 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 the uses and purposes herein and in said Trust Agreement set forth.



[Signature]
Notary Public

1999.

Given under my hand and Notarial Seal this 27th day of August

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named Officers of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as such officers of said Bank and caused the Corporate Seal of said Bank to be thereunto affixed, as their free and voluntary act and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

STATE OF ILLINOIS
COUNTY OF COOK

Attest
[Signature]

Officer

By
[Signature]
as Trustee as aforesaid

Trust Officer

BRIDGEVIEW BANK AND TRUST

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Vice President, the day and year first above written.

power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, including the authority to convey directly to the Trustee grantee named herein, and of every other real estate, if any, recorded or registered in said county.

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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. 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 "within limitation", or words of similar import, in accordance with the statute in such case made and provided.

This Instrument was prepared by:

Barbara A. Hasier

BRIDGEVIEW BANK AND TRUST
7940 South Harlem Avenue
Bridgeview, Illinois 60455

EXEMPT UNDER PROVISIONS OF
PARAGRAPH E, SECTION 4,
REAL ESTATE TRANSFER TAX ACT.

Date:

Buyer, Seller or Representative

COOK COUNTY Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

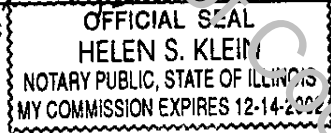
The Grantor, or Grantor's Agent, affirms that, to the best of the Grantor's knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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 7/21/99, 1999

Elaine R. Papp
Grantor/Agent

Subscribed and sworn to before me this 21st day of July, 1999

Helen S. Klein
Notary Public



The Grantee, or Grantee's 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 7/21/99, 1999

Elaine R. Papp
Grantee/Agent

Subscribed and sworn to before me this 21st day of July, 1999

Helen S. Klein
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantor or 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.)