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1999-10-13 13:09:58
Cook County Recorder 25.50

QUITCLAIM DEED IN TRUST



THIS INDENTURE WITNESSETH, that the Grantor, Jose Coca Sanchez and Juanita Coca Sanchez, as husband and wife, as Tenants by the Entirety and not as Joint Tenants with right of survivorship, nor as Tenants in Common, of the County of Cook and State of Illinois, for and in Consideration of the sum of ten (\$10.00) and no/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY and QUIT CLAIM

unto the MARQUETTE NATIONAL BANK, a national banking association whose address is 6155 South Pulaski Road, Chicago, Illinois 60629, as Trustee under the provisions of a trust agreement dated 8th day of October, 1999, and known as Trust Number 15926, the following described real estate in the County of Cook and State of Illinois, to wit:

THE SOUTH 8 FEET OF LOT 13 AND ALL OF LOT 14 AND LOT 15 (EXCEPT THE SOUTH 24 FEET) IN BLOCK 2 IN ELSDON, BEING IN J. G. EARLE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 ALSO THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND ALSO THE WEST 134 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Property Address: 5121 South Lawndale, Chicago, Illinois 60632
Permanent Tax Number: 19-11-306-035-0000**

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, See reverse side for terms & Powers of trustee. And the said grantors 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 on execution or otherwise.

In Witness Whereof, the Grantor aforesaid has hereunto set their hand and seal this 8th day of OCTOBER, 1999.

(SEAL)
JOSE COCA SANCHEZ

(SEAL)
JUANITA COCA SANCHEZ

STATE OF ILLINOIS SS
COUNTY OF COOK

I, the undersigned, a Notary Public, in and for said County in the state aforesaid do hereby certify that **Jose Coca Sanchez and Juanita Coca Sanchez, as husband and wife, as Tenants by the Entirety and not as Joint Tenants with right of survivorship, nor as Tenants in Common**, 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 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 homestead.

Given under my hand and notarial seal this 8th day of OCTOBER, 1999

Dated 10-11-99

NOTARY PUBLIC

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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 praesenti or in the futuro, and upon any terms and 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 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.

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 obligated 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 a successor or successors in trust, that such successor or successors in trust have been properly appointed and fully vested with all the title estate, rights, power authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all personal 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.

PREPARED BY: Norbert M. Ulaszek, Attorney at Law, 4535 South Kedzie Ave., Chicago, Illinois 60632
TAX BILL TO: Marquette National Bank, 6155 South Pulaski Road, Chicago, Illinois 60629
MAIL TO: Marquette National Bank, 6155 South Pulaski Road, Chicago, Illinois 60629

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. E and Cook County Ord. 93-0-27 par. E

Date 10/13/99 Sign. Norbert Ulaszek

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

Dated 10-11-99

Signature: _____

GRANTOR

Signature: _____

GRANTOR

Subscribed and sworn to before me by the said JOSE COCA SANCHEZ AND JUANITA COCA SANCHEZ this 11th day of OCTOBER, 1999

Wendell M. Ulanzky
NOTARY PUBLIC

The grantee or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Dated 10-11-99

Signature: _____

GRANTEE

Signature: _____

GRANTEE

Subscribed and sworn to before me by the said JOSE COCA SANCHEZ AND JUANITA COCA SANCHEZ this 11 day of OCTOBER, 1999

Wendell M. Ulanzky
NOTARY PUBLIC

NOTE: Any person who 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.

[Attached 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.]