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WARRANTY DEED IN TRUST

99321065

4160/0197 66 001 Page 1 of 3
1999-04-05 13:36:20
Cook County Recorder 25.00



99321065

C.T.I./K
1802559
99024315

Above space for revenue stamps

Above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor JESUS GAMBOA, married to Maria Garza 3
of the county of Cook and State of Illinois, for consideration
of the sum of ten dollars (\$ 10.00) in hand paid, and of other good and valuable consideration, receipt of which is hereby
duly acknowledged, Convey and Warrant unto First National Bank of Wheaton, a National Banking Association duly
organized and existing under the National Banking Laws, and duly authorized to accept and execute trusts within the State of
Illinois, as trustee under the provisions of a certain Trust Agreement, dated the _____ day of _____, 19____, and known
as Trust Number _____, the following described real estate in the County of _____ and State of Illinois, to wit:

LOT 32 IN PULASKI SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4
OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP
39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS

This is not homestead property

Street Address: 2215 S. Albany, Chicago, IL 60623
Grantee's Address: 115 E. Butterfield, Wheaton, IL 60187
PIN: - 16-25-102-006-0000

TO HAVE AND TO 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. Full power and authority is hereby granted to said Trustee to improve, manage,
protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any
subdivision or part thereof, and to resubdivide said real estate 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 real estate or any part thereof to a successor
or successors in trust and to grant to such successor or successors in trust all of title, estate, powers and authorities vested in said
Trustee, to donate, dedicate, mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate,
or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any
terms and for any period or periods of time, not exceeding in the case of any single demise the term or 198 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 real estate, or any part thereof, for other real or personal property,

BOX 333-CTI

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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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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 or successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance lease or other instrument, (a) that at the time of 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 the 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 under said Trust Agreement 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 any 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 or such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above real estate 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, of 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 27th day of March, 1999.

[Signature] (SEAL) _____ (SEAL)
_____ (SEAL) _____ (SEAL)

State of Illinois
County of Cook

I, the undersigned a Notary Public in and for said county, in the state Illinois aforesaid, do hereby certify that JESUS GARCIA personally known to me to be the same

person whose name he subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 notarial seal this 27th day of March, 1999.

"OFFICIAL SEAL"
MICHELLE L. BAUMGARTNER
Notary Public, State of Illinois
My Commission Expires 12/7/02

[Signature]
Michelle L. Baumgartner
Notary Public

Mail to:
First National Bank of Wheaton
1151 E Butterfield
Wheaton, IL 60187

This document was prepared by:
Paul Armstrong
1187 Wilmette Ave., #241
Wilmette, IL 60091

Mail to:
Paul Bachta
1741 W. Chicago Ave.
Chicago, IL 60622

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COOK
CO. NO. 016
109704
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
P.B. 10776 APR-2'99 DEPT. OF REVENUE 158.00

316176
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP APR-2'99 P.B. 11427
79.00

★ 07531
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE APR-2'99 P.B. 11187 ★
★ 999.00 ★

★ 07532
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE APR-2'99 P.B. 11187 ★
★ 168.00 ★