

SPECIAL WARRANTY DEED IN TRUST

This instrument was prepared by: Greta Fell Carl, Carl and Hiza, 1059 Oakdale, Chicago, Il. 60657

2000-12-04 13:36:45, Cook County Recorder 29.00



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02200521

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, R.E.G.I., L.L.C., a limited liability company created and existing under and by virtue of the laws of the State of Delaware and authorized to transact business in the State of Illinois for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, GRANTS, SELLS and CONVEYS TO BANCO POPULAR NORTH AMERICA, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 1st day of August, 2000 and known as Trust Number 26933 the real estate legally described in Exhibit A hereto and commonly known as 2512 - 2516 E. 79th Street, Chicago, Illinois,

(The Above Space For Recorder's Use Only)

P.I.N. Nos . 21-30-327-022 and -023 Address of Real Estate: 2512 - 2516 E. 79th Street, Chicago, Illinois

subject to the following, if any: covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies, general real estate taxes for the year 2000 and subsequent years;

Grantee's Address: 8383 W. BELMONT AVENUE, RIVER GROVE, ILLINOIS 60171

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.

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 praesenti or futuro, 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 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.

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX	0007000	FP326670
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0000042250

COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEC. - 4.00
REVENUE STAMP
COUNTY TAX

00344934

Real Estate
Transfer Stamp
\$1,050.00



City of Chicago
Dept. of Revenue
240898
12/04/2000 12:49 Batch 14654 30

STATE TAX
STATE OF ILLINOIS
DEC. - 0.00
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	0014000	FP326660
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0000021437

Property of Cook County Clerk's Office

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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 property appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither BANCO POPULAR NORTH AMERICA, individually or as trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provision of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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.

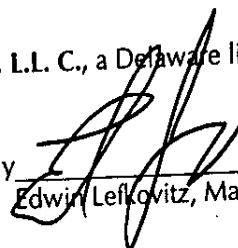
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, The words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance 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 homestead, from sale on execution or otherwise.

And, the Grantor, for itself, and its successors and assigns, does covenant promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the real estate being conveyed hereunder, it has not done or suffered to be anything whereby said real estate hereby granted is, or may be, in any manner encumbered or charged except for those items listed in the first page of this instrument as items subject to which the said real estate is being conveyed ("Permitted Exceptions"); and that, subject to the Permitted Exceptions, the Grantor will warrant and forever defend the real estate against all person lawfully claiming by, through or under the Grantor, but not otherwise.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its duly authorized Manager this 29 day of November, 2000

R.E.G.I., L.L.C., a Delaware limited liability company

By 
Edwin Lefkowitz, Manager

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STATE OF ILLINOIS

SS. 1,

COUNTY OF COOK

a Notary Public in and for said County, in the state aforesaid, do hereby certify that Edwin Left Kowitz

personally known to me to be the same person whose name is 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 25th day of November, 2000

OFFICIAL SEAL
PAMELA S. KLEINERT
Notary Public, State of Illinois
My Commission Expires July 21, 2003

[Signature]
Notary Public

BANCO POPULAR NORTH AMERICA

Box 22

For information only insert street address of above described property.

Mail subsequent Real Estate Tax Bills to:

Name The InverBrass Funds, LLC.
Address P.O.B. 6983
City/State/Zip Chicago, IL 60680-6983

UNOFFICIAL COPY

00944934

EXHIBIT A

LEGAL DESCRIPTION

2512 - 16 E. 79TH STREET, CHICAGO, IL.

00050 521
LOTS 16 AND 17 IN BLOCK 15 IN SOUTH SHORE PARK, BEING A
SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30,
TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs 21-30-327-022 and -023

Property of Cook County Clerk's Office