

UNOFFICIAL COPY

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9381/0176 10 001 Page 1 of 3
2000-01-26 11:24:34
Cook County Recorder 25.00



WARRANTY DEED IN TRUST

784329 F
above lot 2
no abstract

THIS INDENTURE WITNESSETH. That the Grantor OGDEN PARTNERS MADISON, LLC, an Illinois Limited Liability Company, organized under the laws of the State of Illinois, of the County of Cook and State of Illinois for and in consideration of Ten (\$10.00) and no/100-----Dollars, and other good and valuable consideration in hand paid, Convey s and warrant s unto DOWNERS GROVE NATIONAL BANK, a national banking association, of Downers Grove, Illinois, as Trustee under the provisions of a trust agreement dated the 3rd day of November, 1999, known as Trust Number 99-067 the following described real estate in the County of COOK and State of Illinois, to wit: UNIT NOS. 510 and P-18 in the Madison Condominium as delineated on a survey of the following described real estate:

Parcel 1: Lot 3 in Block 4 in Duncan's Addition to Chicago, being a Subdivision of the East 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14.

Parcel 2: Lots 1,2,3,4 and 5 in Superior Court Partition of Lots 1 and 2 of Block 4 of Duncan's Addition to Chicago, a Subdivision of the East 1/2 of the Northeast 1/4 of Section 17, Township 39 North, Range 14 East of the Third Principal Meridian; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 99831947; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Subject to:

See attached for grantor/grantee language

Common Address: Unit Number 510 & P18 in the Madison Condominium, Chicago, IL
Permanent Property Tax Identification Number 17-17-206-007; 17-17-206-008; 17-17-206-011; 17-17-206-012

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.

BOX 333-CTI

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In no case shall any part 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 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 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 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 of \$ _____ hereunder set _____ hand _____ and seal _____ this 21st day of January, 2000.

OGDEN PARTNERS MADISON, LLC, (Seal)
an Illinois limited liability company
By: Ogden Partners North, Inc., manager (Seal)

After recordation this instrument should be returned to

Downers Grove National Bank
5140 Main St.
Downers Grove, Illinois 60515

Mark Ordower
State of ILLINOIS) Mark Ordower, President
County of COOK) SS.

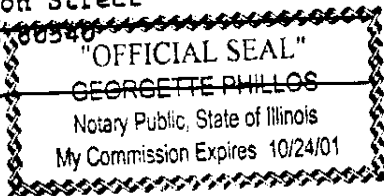
SEND TAX BILLS TO:

Marilyn Caputo
19W511 Plainfield Road
Downers Grove, IL 60516

I, Georgette Phillos a Notary Public in and for said County, in the state aforesaid, do hereby certify that Mark Ordower, president of Ogden Partners North, Inc., manager of Ogden Partners Madison, LLC 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 21 day of January, 19 2000.

00066672

This instrument prepared by:
Richard W. Kuhn
552 S. Washington Street
Naperville, IL 60540



Georgette Phillos
Notary Public

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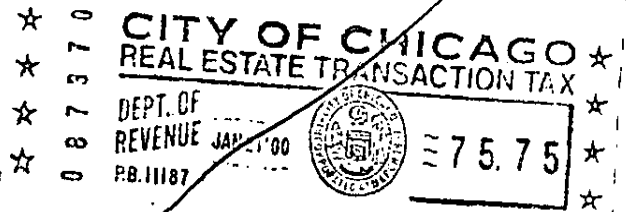
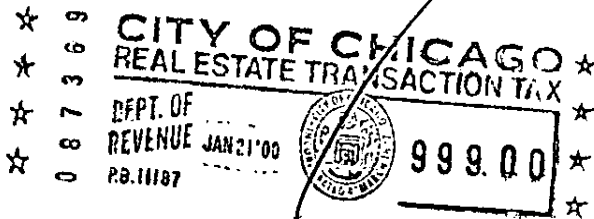
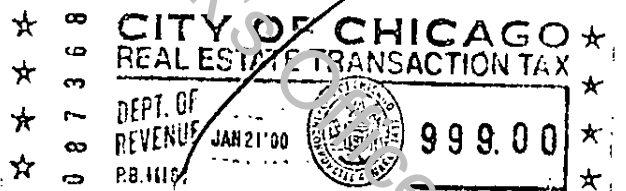
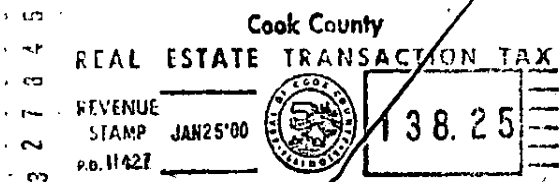
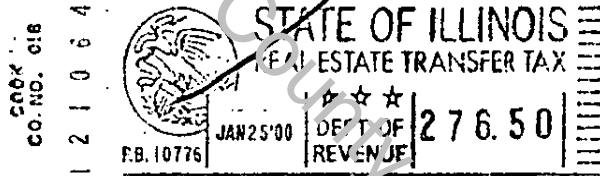
GRANTOR FURTHER GRANTS TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATIONS FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATIONS, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Permanent Index Nos: 17-17-206-007-0000
17-17-206-008-0000
17-17-206-011-0000
17-17-206-012-0000

Commonly Known As: 939 W. Madison Street, Unit 510 and P-18, Chicago, Illinois

Madison legals



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