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SPECIAL WARRANTY DEED IN TRUST

0010002701

8252/0026 32 001 Page 1 of 3  
2001-01-02 12:32:50  
Cook County Recorder 25.50

10/3 Statutory (Illinois)  
(Corporation to Trust)

00-03841 PTC

MAIL TO:

Brian J. O'Hara *Cosmopolitan Bank*  
Attorney at Law *809 N. CLARK*  
1549 Clinton Place *CHICAGO IL*  
River Forest, IL 60305 *60610*



NAME & ADDRESS OF TAXPAYER:

John Dimaggio  
6354 North Merrimac  
Chicago, IL 60646  
*1234 POTTER*  
*PARK RIDGE, IL*  
*60068*

THE GRANTOR: Bank of New York, as Trustee, a corporation created and existing under and by virtue of the laws of the State of New York and duly authorized to transact business in the State of Illinois, party of the first part, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation, by these presents does Remise, Release, Alien and Convey unto *Bank and* Cosmopolitan Trust, as Trustee under the provisions of a Trust Agreement dated the 12th day of December, 1997, and known as Trust #30743 and unto all and every successor or successors in trust under said trust agreement, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

LOT 121 IN WILLIAM ZELOSKY'S PARK VIEW CREST, BEING A SUBDIVISION OF TRACT NUMBER 1 BRUMMEL AND CASE FOREST PRESERVE CONSOLIDATION PLAT, IN SECTION 5, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO IN LOT 5 OF JILLY CALDWELL'S RESERVE, IN TOWNSHIPS 40 AND 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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 the present or in the 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 99 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.

3<sup>rd</sup>

FP 326670  
0009250  
REAL ESTATE TRANSFER TAX

# 000004445

REVENUE STAMP  
COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSFER TAX  
JAN-2.01

STATE OF ILLINOIS  
STATE TAX  
JAN.-2.01  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX  
0018500  
FP326669  
# 0000022610

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In no case shall any party dealing with said trustee in relation to said premises of 61 1/2 in 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 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.

And the said grantor(s) hereby waive(s) and release(s) 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.

Permanent Real Estate Index Number(s): 13-05-103-038  
Property Address: 6354 North Merrimac, Chicago, IL 60646

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 the presents by its X Vice President, and attested by its X A.V.P. ~~Secretary~~, this X 15th day of X December, 2000.

IMPRESS  
CORPORATE SEAL  
HERE

Name of Corporation/ Bank of New York, as Trustee  
By X Marc Farfel, Vice President Countrywide Home Loans, Inc. as Attorney-  
ATTEST: JoAnne Bruner, Assistant Vice President (SEAL) In-Fact (SEAL)

NOTE PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

City of Chicago  
Dept. of Revenue  
242691  
01/02/2001 11:24 Batch 01894 14  
Real Estate  
Transfer Stamp  
\$1,387.50



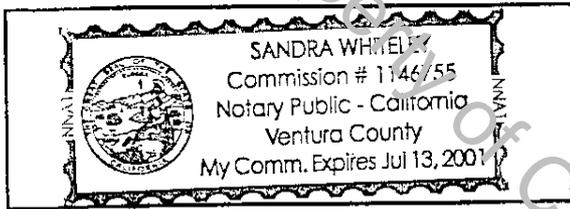
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT  
**Marc Farfel and JoAnne Bruner**

personally known to me to be the Vice President of the said Corporation, and JoAnne Bruner personally known to me to be the A.V.P. Secretary of said corporation, and 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 as such Vice President and A.V.P. Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 15th day of December ~~19~~ 2000

*Sandra Whiteley*  
Notary Public  
Sandra Whiteley

My commission expires on 7/13/2001, ~~19~~



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_  
SECTION 4, REAL ESTATE TRANSFER ACT  
DATE:

NAME AND ADDRESS OF PREPARER:

Thomas Anselmo  
1807 West Diehl Road #200  
Naperville, IL 60563

Buyer, Seller or Representative

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

P053

TO \_\_\_\_\_ FROM \_\_\_\_\_  
WARRANTY DEED  
Statutory (Illinois)  
(Corporation to  
Individual)