

UNOFFICIAL COPY

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WARRANTY DEED IN TRUST

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2001-01-04 15:14:48
Cook County Recorder 25.00



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The above space is for recorder's use only

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THIS INDENTURE WITNESSETH, That the Grantor(s) Cumberland Development, L.L.C., an
Illinois liability company

of the County of Cook and State of Illinois for and in consideration of TEN and 00/100.
(\$10.00) Dollars, and other good and valuable considerations in hand, paid, Convey and warrant unto PARKWAY
BANK AND TRUST COMPANY, 4800 North Western Avenue, Harwood Heights, Illinois 60656, an Illinois banking corporation, its
successor or successors, as Trustee under the provisions of a trust agreement dated the 13th
day of November, known as Trust Number 12762, the following described real estate in the
County of Cook and State of Illinois, to-wit:

5555 North Cumberland
Unit 910
Chicago, IL 60656

See Exhibit "A" attached hereto and made a part hereof.

Permanent Index Number 12-11-200-031-1087
Underlying Permanent Index Numbers 12-11-200-029-0000 and
12-11-200-030-0000

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.

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 re-subdivide
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 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 premise 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 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 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.

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 its hand and seal this 28th day of December 2000
Cumberland Development, L.L.C., an Illinois limited liability company
by ~~Norwood Builders, Inc., its Manager~~

Susan J. Smith
Susan J. Smith, Vice President
THIS INSTRUMENT WAS PREPARED BY:

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Susan J. Smith, Vice President of Norwood Builders, Inc., Manager of Cumberland Development, L.L.C., an Illinois limited liability company,

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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

*pursuant to the authority given by the Board of Directors of said corporation

Given under my hand and notarial seal this 28th day of December 2000

"OFFICIAL SEAL"

Joanne Gleason
Notary Public, State of Illinois
My Commission Exp. 06/16/2001

Joanne Gleason
Notary Public

PARKWAY BANK AND TRUST COMPANY
4800 N. HARLEM AVENUE
HARWOOD HEIGHTS, ILLINOIS 60656
BOX 282

For information only insert street address of above described property

5555 North Cumberland
Unit 910
Chicago, IL 60656

EXHIBIT "A"

UNIT 910 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CUMBERLAND CROSSING CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 09156480, AND AS AMENDED FROM TIME TO TIME, IN SECTIONS 1, 2, 11 AND 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBERS P-1, 2, AND 3 AND STORAGE SPACE NUMBERS S-1, 2, AND 3 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 09156480, AS AMENDED FROM TIME TO TIME.

Permanent Real Estate Index Number: 12-11-200-031-1087
Underlying Permanent Real Estate Index Number(s): 12-11-200-029-0000 & 12-11-200-030-0000

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

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

THIS DEED IS ALSO SUBJECT TO: REAL ESTATE TAXES NOT YET DUE AND PAYABLE; THE ILLINOIS CONDOMINIUM PROPERTY ACT; THE CONDOMINIUM DECLARATION; COVENANTS, CONDITIONS AND RESTRICTIONS AND BUILDING LINES THEN OF RECORD; EASEMENTS EXISTING OR OF RECORD; SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED AND DRAINAGE DISTRICT OR OTHER ASSESSMENTS OR INSTALLMENTS THEREOF, NOT DUE AS OF THE DATE OF CLOSING.

CITY TAX
CITY OF CHICAGO
JAN.-3.01
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000516
REAL ESTATE TRANSFER TAX
02085.00
FP 102805

STATE TAX
STATE OF ILLINOIS
JAN.-3.01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000001030
REAL ESTATE TRANSFER TAX
00278.00
FP 102808

COUNTY TAX
COOK COUNTY
JAN.-3.01
REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000001030
REAL ESTATE TRANSFER TAX
00139.00
FP 102802