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2001-02-20 11:07:37
Cook County Recorder 29.00

ILLINOIS TITLE CO.

WARRANTY DEED IN TRUST

IT8343154-21005004.LPA



THIS INDENTURE WITNESSETH, That
the Grantor,

K-PLUS REAL ESTATE, INC.
an Illinois corporation, of
921 W. Van Buren, Suite 100
Chicago, Illinois 60607

of the County of Cook, and State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey and Warrant unto the CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Trustee ("Trustee") under the provisions of a Trust Agreement dated the 9th day February, 2001, and known as Trust Number 1109427, (hereinafter referred to as the "Trust") the following described real estate in the County of Cook and State of Illinois, to-wit

UNIT NUMBER "NB" IN THE SANGAMON LOFT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 10 (EXCEPT THE SOUTH 48.7 FEET THEREOF) AND ALL OF LOTS 11, 12, 13 AND 14 IN BLOCK 23 IN DUNCAN'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 26972717 AND AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

P.I.N: 17-17-236-013-1076

Property Address: 921 W. Van Buren, Unit N-B, Chicago, Illinois 60607

Grantee's Address: 171 N. Clark, Chicago, Illinois 60601

SUBJECT TO THE FOLLOWING, IF ANY: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements, if any; (d) special taxes or assessments for improvements not yet completed; (e) installments not due as of the date hereof of any special tax or assessment for improvements heretofore completed; and (f) general real estate taxes for the year 200 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2000.

BOX 333-CTI

Property

STATE TAX

STATE OF ILLINOIS

FEB. 16. 01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

1093000000

REAL ESTATE TRANSFER TAX

0060900

FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

FEB. 16. 01

REVENUE STAMP

1093000000

REAL ESTATE TRANSFER TAX

0030450

FP 102802

CITY TAX

CITY OF CHICAGO

FEB. 16. 01

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000001793

REAL ESTATE TRANSFER TAX

0456750

FP 102805

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein 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; 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 present or in future, and upon 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 an 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.

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 trustees, or be obliged or privileged to inquire into any of the terms of said Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 or in some amendment thereof and binding upon 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.

This conveyance is made upon the express understanding and conditions that neither CHICAGO TITLE LAND TRUST COMPANY individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment 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 under the provision of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening on or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation, indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered unto by it in the name of the beneficiaries under said Trust Agreement as they attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in it 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 property and funds in the actual possess 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 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 grantors, 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 has set its hand and seal this 5th day of February, 2001.

K-PLUS REAL ESTATE, INC.
an Illinois corporation

By: 
John G. Caplice, President

PREPARED BY:

Gregory F. Smith, Esq.
LILLIG & THORSNESS, LTD.
1900 Spring Road, Suite 200
Oak Brook, Illinois 60523

AFTER RECORDING MAIL TO:
Chicago Title Land Trust Company
171 N. Clark
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

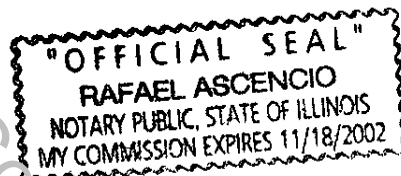
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STATE OF ILLINOIS)
)
) ss.
COUNTY OF Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that JOHN G. CAPLICE, personally known to me to be President of K-PLUS REAL ESTATE, INC., an Illinois corporation, and 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 as such President he signed and delivered the said instrument pursuant to authority, given by the Board of Directors of said Corporation as his free and voluntary act, and as the free and voluntary act of the corporation.

Given under my hand and official seal this 5th day of February, 2001.

Rafael Ascencio
Notary Public



Property of Cook County Clerk's Office