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9865/0165 53 001 Page 1 of 3
2001-03-16 14:36:30
Cook County Recorder 25.50



MAIL TO: Wendym Reutebuch
222 N. LaSalle, Suite 1900
Chicago, IL 60601

NAME & ADDRESS OF TAXPAYER:

Patel Brothers, LLC.
c/o Ashwin Patel
1421 Calver Lane, Des
Plaines, IL 60016

RECORDER'S STAMP

THE GRANTOR Bayview Financial Property Trust
Business Trust
a corporation created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois for and in consideration of TEN and no/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of of said corporation, TRUST

CONVEYS to CHICAGO TITLE LAND TRUST NO. 1109213

Grantee's Address City State Zip

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Unit 1824-3 in the 1810-24 W. Chase Condominium as delineated on a survey of the following described real estate:
Lots 17, 18 and 19 in S. Rogers Touhy's Rogers Avenue and Clayton Court Subdivision of part of Block 1 as laid out in Touhy's Addition to Rogers Park in South East 1/4 of Section 30, Township 41 North, Range 14, East of the Third Principal Meridian which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 98580689, together with its undivided percentage interest in the common elements, all in Cook County, Illinois

NOTE: If additional space is required for legal - attach on separate 8-1/2 x 11 sheet.

Permanent Real Estate Index Number(s): 11-30-420-066-1029

Property Address: 1824 W. Chase, Unit No. 3, Chicago, Illinois

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Co-Trustee President, and attested by its Secretary, this 5th day of March, 2001

Name of Corporation: Bayview Financial Property Trust
P.R. Delaware Business Trust

IMPRESS CORPORATE SEAL HERE

By Brian E. Bomstein, Co-Trustee (SEAL)

ATTEST: Secretary (SEAL)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

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Florida
STATE OF ILLINOIS }
County of Miami-Dade } ss

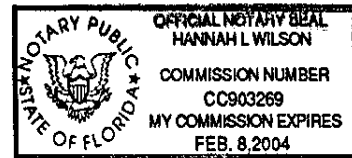
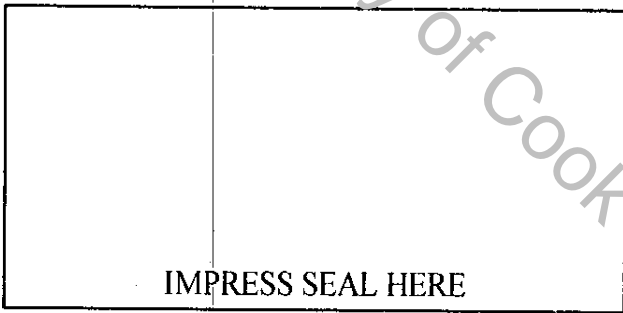
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Brian E. Bomstein personally known to me to be the Co-Trustee President of the Bayview Financial Properties Trust, a Delaware Business Trust Corporation, and _____ personally known to me to be the _____ 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 Co-Trustee President and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said Corporation to be affixed thereto, pursuant to the authority given by the Board of Trustee of said Business Trust corporation, as their free and voluntary act, and as the free and voluntary act and deed of said Business Trust corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 5th day of March, 192001

Hannah L. Wilson
Notary Public

My commission expires on FEBRUARY 8, 192004.

Notary Public



COUNTY - ILLINOIS TRANSFER STAMPS

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

NAME AND ADDRESS OF PREPARER :

KENNETH D. SLOMKA
LAW OFFICES OF KENNETH D. SLOMKA, P.C.
4544 W. 103rd St. Suite 202
Oak Lawn, Illinois 60453

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).

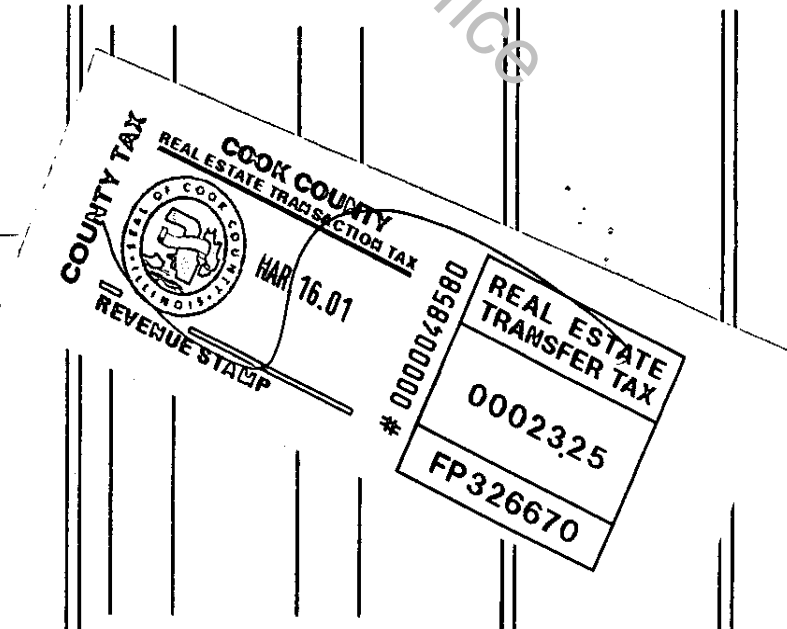
City of Chicago
Dept. of Revenue
246959
03/16/2001 14:25 Batch 11816 25



Real Estate
Transfer Stamp
\$348.75

STATE OF ILLINOIS
STATE TAX
0000023979
HAR. 16.01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
0004650
FP326660



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TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, 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.

Property of Cook County Clerk's Office