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2001-05-09 14:36:07
Cook County Recorder 25.00



Chicago Title & Trust Company



WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSTH, That the grantor(s) ANTHONY J. SEMMA, Married to Laureen M. Semma and LAUREEN M. SEMMA, Married to Anthony J. Semma of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) unto COSMOPOLITAN BANK & TRUST, a corporation of Illinois, whose address is 801 No. Clark Street, Chicago, Illinois 60610 as Trustee under the provisions of a trust agreement dated the December 12, 1997, known as Trust Number 30743 the following described Real estate in the County of Cook and State of Illinois, to wit:

THE EAST 1/2 OF LOT 47 AND ALL OF LOT 48 IN BLOCK 14 IN THE SUBDIVISION OF BLOCKS 9 TO 16 INCLUSIVE IN MARTIN LUTHER COLLEGE SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4, OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

3 Box

THIS IS NOT HOMESTEAD PROPERTY.

SUBJECT TO: 2000-2nd Installment and subsequent years Real Estate Taxes, Covenants, Conditions, Easements and Restrictions of Pubic Record.

PERMANENT TAX NUMBER: 13-20-208-034-0000

VOLUME NUMBER: 345

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

Box 251

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, 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 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 grantors hereby expressly waive(s) 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 grantors aforesaid have hereunto set their hands and seals this 4th day of MAY, 192001.

Anthony J. Semma
ANTHONY J. SEMMA
Laureen M. Semma
LAUREEN M. SEMMA

STATE OF ILLINOIS
MAY - 9.01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
000027068
00 155.00
FP326669

City of Chicago
Dept. of Revenue
Real Estate
Transfer Stamp
\$1,162.50
250565
05/09/2001 13:34 Batch 03594 44

COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAY - 9.01
REVENUE STAMP
0000052234
REAL ESTATE TRANSFER TAX
00077.50
FP326670

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State of Illinois

Clerk of Cook County

I, Walter J. Walker, County Clerk of Cook County, Illinois, do hereby certify that ANTHONY J. SEMMA residing at Laura M. Semma and LAUREN M. SEMMA claimed to Anthony J. Semma personally known to me to be the same person whose name are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of

Given under my hand and official seal, this _____ day of _____ 2004.

Walter J. Walker
333 West Washington Street
Chicago, IL 60624

COOK COUNTY CLERK'S OFFICE
333 West Washington Street
Chicago, IL 60624

Property of Cook County Clerks Office