

0010521553

UNOFFICIAL COPY

2001-06-14 15:35:20  
Cook County Recorder 25.00



GUARANTY TRUST  
COMPANY

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, Cavanaugh Realty Fund, LLC\*\* of the County of Cook and State of Illinois, for and in consideration of \$10.00 Dollars, and other good and valuable considerations in hand paid, conveys and warrants unto the GUARANTY TRUST COMPANY, an Illinois Corporation, as trustee under the provisions of a trust agreement dated the 7th day of June, 2001, known as Trust Number L001-030, the following described real estate in the County of Cook and State of Illinois, to wit:

\*\* an Illinois Limited Liability Company

See legal description attached hereto and incorporated herein by reference.

Permanent Tax Number: 13-11-219-033-0000

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, to pledge or otherwise to 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 times hereafter.

Street address of above described property: 3438-42 W. Foster, Chicago, IL 60625

1409 ST 5024331 0301 UPP

Box 333

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, her, 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.

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.

And the said Grantor(s) hereby expressly 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.

In Witness Whereof, the Grantor(s) aforesaid have hereunto set his/her/their hand and seal this 13th day of June, 2001.

Cavanaugh Realty Fund, LLC

(Seal)

*Michael Cavanaugh*

(Seal)

Michael Cavanaugh, its member

(Seal)

(Seal)

STATE OF ILLINOIS )  
COUNTY OF LAKE )

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Cavanaugh is personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered the said instruments as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and Notarial Seal this 13th day of June, 2001.

*Karen Axelrod Grad*

Notary Public

Mail this recorded instrument to:

Jason Erlich  
D.A. Marsh, Jr. & Associates  
135 S. LaSalle, Suite 402  
Chicago, IL 60603

Mail future tax bills to:

Guaranty Trust Company, Trust # 6001-030  
33 N. Dearborn, Suite 1830  
Chicago, IL 60603

This instrument prepared by:

Karen A. Grad  
1946 Lehigh, Unit E  
Glenview, IL 60025



GUARANTY TRUST  
COMPANY

# UNOFFICIAL COPY

## LEGAL DESCRIPTION


0010521553


LOTS 24, 25 AND 26 IN BLOCK 11 IN NORTH PARK ADDITION TO CHICAGO, A SUBDIVISION OF PARTS OF NORTHEAST ¼ AND SOUTHEAST ¼ IN SECTIONS 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


3438-42 W. Foster, Chicago, IL

Permanent Real Estate Index Number: 13-11-219-033-0000

Subject to: general real estate taxes not yet due and payable at the time of closing; covenants, conditions and restrictions of record as to use and occupancy; public and utility easements, provided that all of the foregoing are neither violated by the improvements of the property, nor interfere with or preclude Purchasers intended and contemplated use of said property as a rental apartment building.

City of Chicago Dept. of Revenue 253326		Real Estate Transfer Stamp \$7,950.00
06/14/2001 15:22 Batch 10272 15		

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000055067	REAL ESTATE TRANSFER TAX
	 JUN. 14. 01		0053000
	REVENUE STAMP		FP326670

STATE TAX	STATE OF ILLINOIS	# 0000026870	REAL ESTATE TRANSFER TAX
	 JUN. 14. 01		0106000
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326660