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North Star Trust Company
WARRANTY
DEED IN TRUST

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2002-01-15 11:45:36
Cook County Recorder 25.50



STEWART TITLE OF ILLINOIS
2 NORTH LaSALLE STREET, SUITE 1920
CHICAGO, IL 60602

THIS INDENTURE WITNESSETH, that the
Grantor, Patria Partners, LLC

of the County of Cook and the State
of Illinois, for and in

consideration of the sum of Ten Dollars (\$10.00),
in hand paid, and of other good and valuable

considerations, receipt of which is hereby duly acknowledged, Convey(s) and Warrants(s) unto **North Star Trust Company**, a corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois as Trustee under the provisions of a certain Trust Agreement, dated the 20th day of December, 2001 and known as Trust Number 01-4068, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 28 IN BLOCK 1 IN WEDDELL AND COX'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

GRANTEE'S ADDRESS 1016-24 West 64th

P.I.N. 20-20-203-024

December 26, 2001
Date

Patria Partners, LLC
Grantor or Representative

STEWART TITLE OF ILLINOIS
2 NORTH LaSALLE STREET, SUITE 1920
CHICAGO, IL 60602

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 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 said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in 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 real estate, 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 real estate or any part thereof, and to deal with 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 same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

95244

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UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX
0262500
FP 102807
0000002778

CITY OF CHICAGO
JAN 10 02



CITY TAX

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

STATE TAX
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



JAN 10 02

REAL ESTATE TRANSFER TAX
0035000
FP 102804
0000000000

REAL ESTATE TRANSFER TAX
0017500
FP 102810
0000004038

COOK COUNTY
REAL ESTATE TRANSFER TAX
JAN 10 02



COOK COUNTY TAX
REVENUE STAMP

In no case shall any party dealing with said Trustee, or any successor in trust, in relations to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been compiled with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance lease or other instrument, (a) That at the time of 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

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 has hereunto set its hand(s) and seal(s) this 26th day of December, 2001.

Patria Partners, LLC

Barry J. Miller, Manager

(SEAL)

(SEAL)

STATE OF Cook

COUNTY OF Illinois

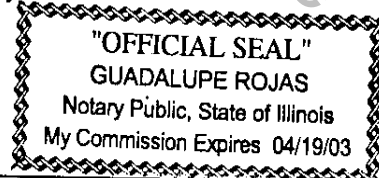
SS.

I, Guadalupe Rojas a Notary Public in and for said County, in the state aforesaid do hereby certify that Barry J. Miller 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 he signed, sealed and delivered the said instrument as his 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 26th day of December, 2001

Guadalupe Rojas

Notary Public



Mail To:

Susan Carpenter, Esq
1000 Skokie Blvd
Suite LL-31
Wilmette, Illinois 60091

Address of Property:

1016-24 West 64th Street

Chicago, Illinois

This instrument was prepared by:

Barry J. Miller, Esq.

18110 Dixie Highway

Suite 2N

Homewood, Illinois 60430