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2002-01-25 09:29:19

Cook County Recorder 27.50

**WARRANTY DEED
IN TRUST**

THIS INDENTURE WITNESSETH,
That the Grantor,

LILLIAN M. MICEK,
a widow and not since
remarried,

of the County of Cook
and State of Illinois
For and in consideration of TEN
AND 00/100 DOLLARS (\$10.00) and
other good and valuable
considerations in hand paid,
CONVEYS and WARRANTS
unto the Grantee,



0020104912

THE LILLIAN M. MICEK TRUST,

Reserved for Recorder's Office

Anthony Wajnert as Trustee, under the provision of a trust agreement dated the 23rd day of August, 2001, the following described real estate in the County of COOK and State of ILLINOIS, to-wit:

SEE ATTACHED EXHIBIT A - LEGAL DESCRIPTION

Commonly Known As: Unit 404, 6505 N. Nashville Chicago, Illinois 60631

Permanent Tax Number: 10-31-409-062-1027

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, 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.

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

EXHIBIT A
LEGAL DESCRIPTION

Unit No. 404 as delineated on Plat of Survey of the following described parcel of real estate (hereinafter referred to as "parcel"):

PARCEL 1: All that part of Lot 6 lying Southwesterly of the center line of Milwaukee Avenue (except that part thereof taken for street) in Billy Caldwell's Reservation in Townships 40 and 41 North, Range 13, East of the Third Principal Meridian, and Lot 1 and the Northwesterly 15 feet of Lot 2 in the Subdivision of Lot 1 in Hruby and Company's Subdivision of a part of the Southeast fractional 1/4 of the Southeast fractional 1/4 of Section 31, Township 41 North, Range 13, East of the Third Principal Meridian, and all the vacated alley lying South and Southwesterly of said Lot 1 and lying Southwesterly of said Northwesterly 15 feet of Lot 2 (excepting that part thereof described as follows: Commencing on the Northwesterly line of said Billy Caldwell's Reservation at its point of intersection with the Southwesterly line of Milwaukee Avenue; thence South $34^{\circ}14'10''$ East along said Southwesterly line of Milwaukee Avenue, 50.0 feet to the place of beginning of the tract of land to be described herein; continuing thence South $34^{\circ}14'10''$ East along said Southwesterly line of Milwaukee Avenue 231.77 feet; thence South $55^{\circ}45'50''$ West at right angles to said Southwesterly line of Milwaukee Avenue, 186.455 feet to its point of intersection with the West line of said Lot 1 extended South; thence North in the West line of said Lot 1, 159.57 feet to the most Northerly corner of said Lot 1; thence North $58^{\circ}28'18''$ West in the Southwesterly line of said Lot 6, 112.55 feet to its point of intersection with a line 50 feet Southeasterly line of [as measured along the Southwesterly line of said Milwaukee Avenue] and parallel with the Northwesterly line of said Lot 6, thence North $56^{\circ}52'50''$ East in said parallel line 142.90 feet to the point of beginning, and also excepting the Northwesterly 50 feet of Lot 6 in said Billy Caldwell's Reservation) in Cook County, Illinois.

ALSO

PARCEL 2: Lots 6, 7, 8 and 9 in the Subdivision of Lot 1 in Hruby and Company's Subdivision aforesaid excepting therefrom that part of Lots 6 and 7 lying Southwesterly of and adjoining a line drawn from the point of intersection of the Southeasterly line of Lot 6 with the South line of Lot 6 to the Northwest corner of said Lot 7 and also excepting the Northeasterly 4.0 feet of Lots 6, 7 and that part of Lot 8 which lies Southeasterly of the Southeasterly line extended Southwesterly of the Northwesterly 15 feet of Lot 2 in the Subdivision of Lot 1 in Hruby and Company's Subdivision as aforesaid, all in Cook County, Illinois, which Plat of Survey is attached as Exhibit C to Declaration of Condominium made by Chicago Title and Trust Company, as Trustee under Trust Agreement dated March 12, 1974, and known as Trust 63997, and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 23015403, together with an undivided 2.586 percent interest in said Parcel (excepting from said Parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Plat of Survey.)

Commonly known as: Unit 404, 6505 North Nashville Avenue, Chicago, Illinois 60631
Permanent Index Number: 10-31-409-062-1027

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instrument was executed 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 for 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 grantor hereby expressly waives and release any and all right or benefit under and by virtue of any and all statutes of the State of IL, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hands and seals this 23rd day of August, 2001.

Lillian M. Micek
(Seal) **LILLIAN M. MICEK**

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State of Illinois

County of Cook

}
SS.

I, the undersigned, a Notary Public in and for said County and

State aforesaid, do hereby certify that **LILLIAN M.**

MICEK, 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 acknowledged that she signed, sealed and delivered the said instrument as her 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 23rd day of August, 2001.

Donald W. Grabowski
Notary Public

PROPERTY ADDRESS: Unit 404, 6505 N. Nashville Avenue, Chicago, Illinois 60631

AFTER RECORDING, PLEASE MAIL TO:

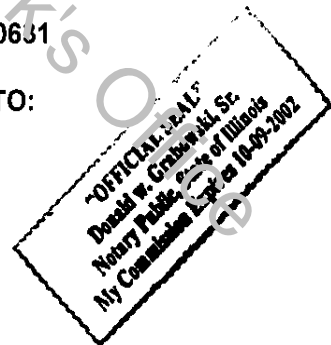
Donald W. Grabowski
5858 N. Milwaukee Avenue
Chicago, IL 60646-5425

MAIL FUTURE TAX BILLS TO:

Anthony Wajnert, Trustee
4242 North Marmora
Chicago, IL 60634

THIS INSTRUMENT PREPARED BY:

Donald W. Grabowski
5858 N. Milwaukee Avenue
Chicago, IL 60646-5425



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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the state of Illinois.

Dated August 23, 2001

Signature

Lillian M. Micek

Grantor or Agent

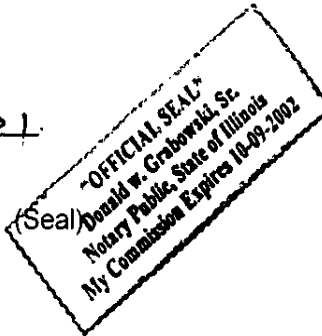
Subscribed and sworn to before me

by the said LILLIAN M. MICEK

this 23rd day of August, 2001.

Donald W. Grabowski

Donald W. Grabowski
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business to acquire and hold title to real estate under the laws of the State of Illinois.

Dated August 23, 2001

Signature

Lillian M. Micek

Grantor or Agent

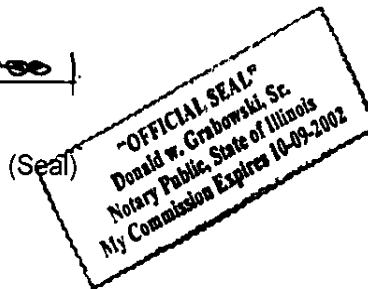
Subscribed and sworn to before me

by the said ANTHONY WAJNERT

this 23rd day of August, 2001.

Donald W. Grabowski

Donald W. Grabowski
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)