

UNOFFICIAL COPY



WARRANTY DEED
IN TRUST

0020499059

0129/0193 19 005 Page 1 of 3

2002-05-01 11:51:23

Cook County Recorder 25.50



0020499059

THIS INDENTURE WITNESSETH, That the
Grantor GRAND COURT
DEVELOPMENT CORPORATION,
AN ILLINOIS CORPORATION

1 of 2
02-01094

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, CONVEY and WARRANT
unto the CHICAGO TITLE LAND
TRUST COMPANY, a corporation of
Illinois, whose address is 171 N Clark
Street, Chicago, IL 60601-3294, as

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
ROLLING MEADOWS

Reserved for Recorder's Office

Trustee under the provisions of a trust agreement dated the 11th day of February, 2000
known as Trust Number 1108114, the following described real estate in the County of Cook
and State of Illinois, to-wit:

Lots 1, 2 and Lot 3 (except the West 5 feet thereof) in Block 1 in Volk
Brothers Home Addition to Schiller Park, being a subdivision of Lots 1
to 11, inclusive, in Wehrman's addition to Kolze, being a subdivision of
that part of the East 1/2 of the Southwest 1/4 of Section 16, Township
40 North, Range 12, East of the Third Principal Meridian, lying South
of Irving Park Boulevard (except the South 417.42 feet of the East
660.25 feet threof) in Cook County, Illinois.

Permanent Tax Number: 12-16-311-039

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 *future*, 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

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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 grantor S hereby expressly waive _____ 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 grantor s aforesaid have hereunto set their _____ hand and seal this 25th day of April 2002

GRAND COURT DEVELOPMENT CORPORATION

BY: Silvestre Fantuazzo (Seal) _____ (Seal)
BY: SILVESTRE FANTUAZZO, PRESIDENT

x Maria Fantuazzo (Seal) _____ (Seal)
BY: MARIA FANTUAZZO, SECRETARY

THIS INSTRUMENT WAS PREPARED BY:

Goodman & Witanen
1030 W. Higgins Road, Suite 365
Park Ridge, Illinois 60068

SEND TAX BILLS TO:

Matthew Skiba
5632 W. Lawrence
Chicago IL 60630

State of Illinois

County of Cook

} ss.

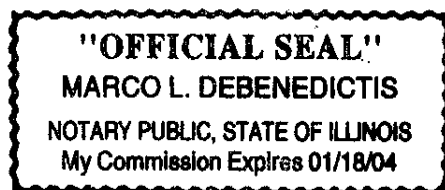
I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that SILVESTRE FANTUAZZO AND MARIA FANTUAZZO as _____ of GRAND COURT DEVELOPMENT CORPORATION, AN ILLINOIS CORPORATION

personally known to me to be the same person s whose name s are _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed 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 homestead.

Given under my hand and notarial seal this 25th day of April 2002

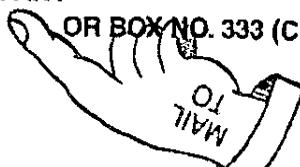
Marco L. DeBenedictis
NOTARY PUBLIC

PROPERTY ADDRESS:
10025 Irving Park Road
Schiller Park, IL 60176



AFTER RECORDING, PLEASE MAIL TO:


CHICAGO TITLE LAND TRUST COMPANY
171 N. CLARK STREET ML09LT OR BOX NO. 333 (COOK COUNTY ONLY)
CHICAGO, IL 60601-3294



Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



MAY. -1.02

COOK COUNTY


0000001818

REAL ESTATE TRANSFER TAX
01175.00
FP351010

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



MAY. -1.02

REVENUE STAMP

0000008000

REAL ESTATE TRANSFER TAX
00587.50
FP351014