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4186/0157 18 001 Page 1 of 5

2002-06-04 11:15:37

Cook County Recorder 29.50



0020623363

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

WARRANTY DEED IN TRUST

217597

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CP

THIS INDENTURE WITNESSETH, that the Grantor, Robert Charles Shaw,
a single man, of 1357 W. Fillmore, #C, Chicago, Illinois 60607, for and in
consideration of Ten Dollars (\$10.00) and other good and valuable consideration,
conveys and warrant unto SHRIKANT A. MEHTA and HARSHA MEHTA, as Co-
Trustees of the MEHTA FAMILY CONDOMINIUM TRUST U/T/A MAY 21, 2002 (as
amended from time to time), and to their successor trustees in trust, the following
described real estate in the County of Cook and State of Illinois, to-wit:

Parcel 1: Unit C together with its undivided percentage interest in the
common elements in 1357 West Fillmore Condominium, as
delineated and defined in the Declaration recorded as document
number 00110174, in the West 1/2 of the West 1/2 of the Northeast 1/4
of Section 17, Township 39 North, Range 14, East of the Third
Principal Meridian, in Cook County, Illinois.

Parcel 2: The Exclusive right to the use of Parking Space P-3, a
limited Common Element as set forth in the Declaration of
Condominium recorded as document 00110174.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility
easements; general real estate taxes for the year 2002 and subsequent years;
Grantee's mortgage; and the Illinois Condominium Property Act.

Address of Property: 1357 West Fillmore, Unit C, Chicago, Illinois 60607

Permanent Tax Identification Number: 17-17-329-060-1003

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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 Trustees 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 Trustees, 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 *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 property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey

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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 Trustees 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 Trustees, 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 Trustees 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 Trustees were 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

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20523363

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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.

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 Grantors 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 Grantors aforesaid has hereunto Set their hand this 28th day of May, 2002.

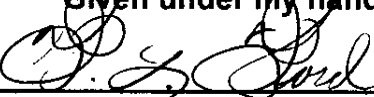


Robert Charles Shaw

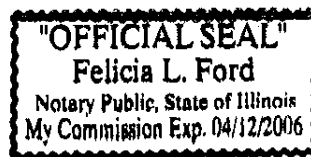
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Robert Charles Shaw, Grantee personally known to me to be the same person whose names 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.

Given under my hand and Official Seal this 28th day of May, 2002.



Notary Public

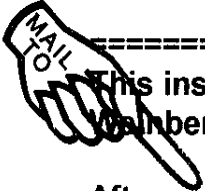


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Name and address of Grantee: Shrikant A. Mehta and Harsha Mehta, as Co-trustees, 2197 Catherine, Galesburg, IL 61401

The tax statements for the year 2002 and subsequent years shall be sent to Shrikant A. Mehta and Harsha Mehta, as Co-trustees, 2197 Catherine, Galesburg, IL 61401



This instrument prepared by McDonald, Conolly & Statham, Attorneys at Law, 216 Mainberg Arcade, P. O. Box 1325, Galesburg, Illinois 61402-1325.

After recording, return instrument to: Shrikant A. Mehta and Harsha Mehta, as Co-trustees, 2197 Catherine, Galesburg, IL 61401.

REAL ESTATE TRANSFER TAX	0027100	FP 102804
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0000006197

STATE OF ILLINOIS



STATE TAX

MAY 30 02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	0203250	FP 102807
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0000003335

CITY OF CHICAGO



CITY TAX

MAY 30 02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	0013550	FP 102810
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0000006181

COOK COUNTY



COUNTY TAX

MAY 30 02

REAL ESTATE TRANSACTION TAX
REVENUE STAMP