

WARRANTY DEED IN TRUST

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11/17/02 90 001 Page 1 of 4  
2002-08-22 10:40:59  
Cook County Recorder 27.00



The above space for recorders use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Francisco Velasquez & Lioudmila Fomitcheva, his wife

of the County of Cook and State of Illinois, for and in consideration of the sum of Dollars (\$ 10.00 ) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Warrants unto SOUTH HOLLAND TRUST & SAVINGS BANK, an Illinois banking corporation, 16178 South Park Avenue, South Holland, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 29th day of July, 2002, known as Trust Number 12376 the following described real estate in the County of Cook and State of Illinois, to wit:

314ff  
Box

SEE ATTACHED

Exempt under the provisions of Paragraph B,  
Section 4 Real Estate Transfer Tax Act.

Date 7-29-02 S. Stern  
Buyer, Seller or Representative

Property Address: 208 West Washington, Unit #1006, Chicago, Illinois 60606

Permanent Real Estate Index Number: 17-09-444-003 & 17-09-444-010

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 subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase; to execute contracts to sell on any terms; to convey either with or without consideration; to convey the 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 the trustee; to make deeds for or deeds conveying directly to a Trust Grantee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, 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, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase

Box 215

the whole or any part of the reversion, and to execute contracts respecting the manner of fixing the amount of present or future rentals; to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof; and to deal with the title to 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 title to the real estate to deal with it whether similar to or different from the ways above specified, and to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (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 under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the said real estate as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

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 (have) hereunto set his (their) hand(s) and seal(s) this 29th day of July, 2002.

Francisco Velasquez (SEAL)  
FRANCISCO VELASQUEZ  
\_\_\_\_\_  
(SEAL)

Lioudmila Fomitcheva (SEAL)  
LIODMILA FOMITCHEVA  
\_\_\_\_\_  
(SEAL)

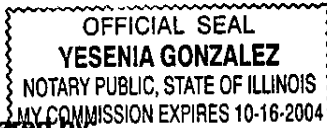
STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, Yesenia Gonzalez

a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Francisco Velasquez & Lioudmila Fomitcheva, his wife

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he (they) signed, sealed and delivered the said instrument as his (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 Notary Seal, on this 29th day of July, 2002.



Yesenia Gonzalez  
Notary Public

The instrument was prepared by \_\_\_\_\_

MAIL SUBSEQUENT TAX BILLS TO:

Buoscio & Buoscio  
17130 Torrence Avenue, Suite 400  
Lansing, Illinois 60438

Francisco Velasquez  
208 W. Washington Unit #1006  
Chicago, Illinois 60606

Mail Deed To:

**SOUTH HOLLAND TRUST & SAVINGS BANK**  
**16178 South Park Avenue**  
**South Holland, Illinois 60473**

CHICAGO TITLE INSURANCE COMPANY  
**UNOFFICIAL COPY**  
OWNER'S POLICY (1992)  
SCHEDULE A (CONTINUED)

POLICY NO.: 1401 007950351 DB

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5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL 1:

UNIT 1006 IN THE CITY CENTRE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

PART OF CANAL TRUSTEES SUBDIVISION OF LOT 7 IN BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, PARTS OF BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND PARTS OF THE SUBDIVISION OF PART OF LOT 8 IN BLOCK 41 IN THE ORIGINAL TOWN OF CHICAGO OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS TOGETHER WITH NON-EXCLUSIVE EASEMENTS CONTAINED IN THE THE DOCUMENT LISTED BELOW INCLUDING BUT NOT LIMITED TO PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS FOR THE BENEFIT OF THE AFORESAID PARCEL AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED JUNE 1, 1999 AND RECORDED JUNE 3, 1999 AS DOCUMENT 99530391; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010527300, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF 424, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010527300.

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

# UNOFFICIAL COPY

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## STATEMENT BY GRANTOR AND GRANTEE

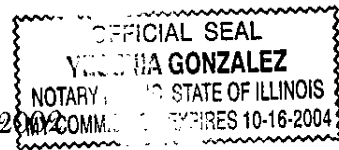
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 9, 2002

Francisco Velasquez  
Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and Sworn to before me by the said



Francisco Velasquez this 9<sup>th</sup> day of August, 2002

Notary Public Yesenia Gonzalez

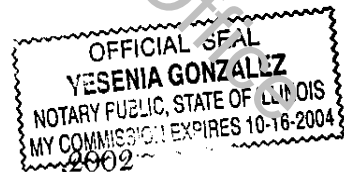
\*\*\*\*\*  
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated August 9, 2002

Francisco Velasquez  
Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and Sworn to before me by the said



Francisco Velasquez this 9<sup>th</sup> day of August, 2002

Notary Public Yesenia Gonzalez

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)