

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH,

that the Grantor L.P. Investment Trust

of the County of Cook and the State of Illinois for and in consideration of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, Convey

and warrant unto FIRST MIDWEST BANK, of 2801 W. Jefferson Street, Joliet, Illinois 60435, its successor or successors as Trustee under the provisions of a trust agreement dated the First day of August 2002 known as Trust Number 6880, the following described real estate in the County of Cook and State of Illinois, to-wit:

ATTACHED HERETO AS EXHIBIT "A"

City of Chicago  
Dept. of Revenue  
289264



Real Estate  
Transfer Stamp  
\$31,875.00

09/26/2002 12:16 Batch 05388 36

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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 directly to a trust grantee or to a successor or successors in trust and to grant to such trust grantee or 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 in futuro, and upon any terms and or 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 or 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

BOX 333-CTI

10/5  
80512785

rec 22099645 PK

A. T. T.C.

0021068390

2029/0898 18 001 Page 1 of 4  
2002-09-30 09:54:02  
Cook County Recorder 54.00



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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.

The Grantor hereby expressly warrant to the Grantee (and all successors in interest), that the hereinabove-described real estate is not subject to the reporting requirements of "The Responsible Property Transfer Act of 1988" (765 ILCS 90/1-90/7, as amended), and that no toxic waste, noxious, radioactive or hazardous material is stored on, or otherwise exists, upon said premises.

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 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.

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 cases made and provided.

And the said grantor hereby expressly waive and release any and all right of benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale of execution or otherwise.

In Witness Whereof, the grantor aforesaid ha hereunto set \_\_\_\_\_ hand and seal this \_\_\_\_\_ day of \_\_\_\_\_.

(Seal) \_\_\_\_\_

*Blake Edwards* (Seal)

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STATE OF ILLINOIS

State of Illinois

Ss.

County of Cook

STATE TAX



SEP. 26. 02

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000037500

REAL ESTATE  
TRANSFER TAX

0425000

FP 102808

I, Michael a Notary Public in and for said County, in the State aforesaid,  
do hereby certify that Blake Edwards

personally known to me to be the same person whose name \_\_\_\_\_ 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 seal this \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_



[Signature]  
Notary Public.

**THIS INSTRUMENT WAS PREPARED BY**

John R. Klytta  
5680 N. Elston Ave.  
Chicago, IL 60646

**PROPERTY ADDRESS**

2124 N. Hudson  
Chicago, IL 60614

**PERMANENT INDEX NUMBER**

14-33-123-035

**AFTER RECORDING  
MAIL THIS INSTRUMENT TO**

**FIRST MIDWEST BANK  
TRUST DIVISION  
2801 W. Jefferson Street  
Joliet, Illinois 60435**

**MAIL TAX BILL TO**

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



SEP. 26. 02

REVENUE STAMP

# 0000037622

REAL ESTATE  
TRANSFER TAX

0212500

FP 102802

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EXHIBIT "A"

## LEGAL DESCRIPTION

PARCEL 1: THE SOUTH 1/2 OF LOT 5 (EXCEPT THAT PART TAKEN FOR LINCOLN PLACE) IN THE SUBDIVISION OF LOTS 1 AND 7 AND THE SOUTH 1/2 OF LOT 2 IN BLOCK 21 IN CANAL TRUSTEES SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 100.00 FEET OF LOT 13 IN THE SUBDIVISION OF LOT 3 IN THE ASSESSOR'S DIVISION OF BLOCK 21 IN CANAL TRUSTEES SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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