

UNOFFICIAL COPY

0021455024

4179/0044 26 001 Page 1 of 3

2002-12-30 10:23:40

Cook County Recorder 29.50



0021455024

The above space for recorder's use only

THIS INDENTURE, is made this 24th day of December, 2002, between Charles R. Grode, grantor and Charles R. Grode, not individually, but as trustee under a Trust Agreement dated October 22, 1999 known as the Charles Roland Grode Living Trust (hereinafter "Trust"), of the county of Cook and State of Illinois, grantee of 1818 N. Orleans, Chicago, Illinois 60614.
(grantee's address)

WITNESSETH, That grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, does hereby convey and warrant unto the grantee, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit::

LOT 33 IN E. WARD'S SUBDIVISION OF BLOCK 44 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 14-33-406-025-0000

Address of Real Estate: 1818 N. Orleans, Chicago, Illinois 60614

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining. TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said Trust set forth.

In addition to all of the powers and authority granted to the trustee by the terms of said Trust, full power and authority is hereby granted to the trustee to improve, manage, protect and subdivide said real estate 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 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 donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the 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 or title or interest in or about or easement appurtenant to said real estate 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 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 the trustee in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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 the trustee, or be obliged or privileged to inquire into any of the terms of said Trust and every deed, trust deed, mortgage, lease or other instrument executed by the 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 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 or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 their predecessors 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 said GRANTOR hereby expressly waives and releases any and all rights or benefits 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, hereunto sets his hands and seal the day and year first above written.

 (SEAL)
Charles R. Grode

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Charles R. Grode, not individually, but as trustee under a Trust Agreement dated October 22, 1999 known as the Charles Roland Grode Living Trust, 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.

Given under my hand and official seal, this 24 day of December, 2002.
(SEAL)

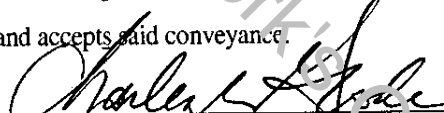
OFFICIAL SEAL
ANDREW J. ANNES
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. JULY 25, 2006


NOTARY PUBLIC

ACCEPTANCE OF CONVEYANCE

The undersigned hereby acknowledges receipt of this instrument and accepts said conveyance.

Dated: December 24 2002


Charles R. Grode, as trustee of the
Charles Roland Grode Living Trust

This instrument was prepared by Andrew J. Annes, Esq., 311 S. Wacker Dr., #5125, Chicago, IL 60606-6622

Andrew J. Annes, Esquire
MAIL Schenk, Annes, Brookman & Tepper, Ltd.
TO: 311 South Wacker Drive, Suite 5125
Chicago, IL 60606-6622

OR RECORDER'S OFFICE BOX NO.

ADDRESS OF PROPERTY:

1818 N. Orleans
Chicago, IL 60614

THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS
NOT A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:

STATEMENT BY GRANTOR AND GRANTEE

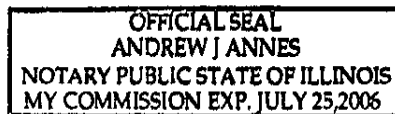
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 December 24, 2002

Signature: Charles R. Grode

Charles R. Grode

Subscribed and sworn to before me by the said grantor this 24th day of December, 2002.



Notary Public [Signature]

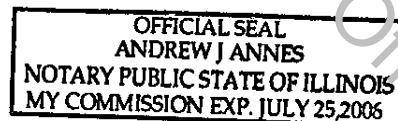
The grantee or his agent affirm and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a 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 December 24, 2002

Signature: Charles R. Grode

Charles R. Grode not individually, but as trustee under a Trust Agreement dated October 22, 1999 known as the Charles Roland Grode Living Trust

Subscribed and sworn to before me by the said grantee this 24 day of December, 2002.



Notary Public [Signature]

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 Act.)

UNOFFICIAL COPY

Property of Cook County Clerk's Office