This indenture witnesseth, That the Grantor

1947 West Chicago Avenue Corp., an Illinois Corp.

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 1/1 N. Clark

5417/0105 50 001 Page 1 of 4
2003-02-25 11:31:59
Cook County Recorder 30.50



Reserved for Recorder's Office

Street, Chicago, IL 60601-3294 as
Trustee under the provisions of a trust agreement dated the 14th day of February , 2003, known as Trust Number 1111765 , the following described real estate in the County of Cook and State of Illinois, to-wit:

Units  $\frac{E \& F}{}$  in the 1947 W. Chicago Condominium, as delineated on a survey of the following described tract of land.

See Exhibit A attached hereto.

Permanent Tax Number:

17-07-200-005-0000

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 the reci 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 commerce in praesenti or 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 ar ielid, 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 delivery thereof

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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 hereby expressly waive sany and all statutes of the State of Illinois, providing for the exception of the exception of the said grantor.	
In Witness Whereof, the grantor aforesaid ha_s this day of February	hereunto set <u>his</u> hand and seal
Stumm Safamifin (Seal)	(Seal)
(Seal)	(Seal)
THIS INSTRUMENT WAS PREPARED BY:	SEND TAX BILLS TO:
Georgette Nabhani 20 N. Clark, Suite 1725	1947 W. Chicago Avenue Corp 1947 W. Chicago Ave. Chicago, IL 60622
Chicago, IL 60602 312-726-6175	
	the undersigned, a Notary Public in and for said County and tate aforesaid, do hereby certify that
Siamak Safavi Fard presider	nt of 1947 W. Cricigo Corp. authorized
on behalf of 1947 W. Chicago Corp personally known to me to be the same person whose instrument, appeared before me this day in person and acknow the said instrument as free and voluntary are release and waiver of the right of homestead.	se namesubscribed to the foregoing wledged thatsigned, sealed and delivered
Given under my hand and notarial seal this 17TH	day ofNovember FEBRUARY 2003
MUTAL	Munn RY PUBLIC
PROPERTY ADDRESS: units E and F 1947 W. Chicago, Chicago, TL 60622	"OFFICIAL SEAL" Miguel Muniz Notary Public, State of Illinois My Commission Exp. 05/31/2006

AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE LAND TRUST COMPANY 171 N. CLARK STREET ML04LT CHICAGO, IL 60601-3294

# **UNOFFICIAL COPY**

0030265591

#### EXHIBIT A

LOT 20 IN THOMPSON'S RESUBDIVISION IN BLOCK 4 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 002-0100620 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS:

p.i.n. 17-07-200-005-0000 (affects unit in question and other property)

commonly known as: 1947 W. Chicago Ave. Units E and F Chicago, IL 60622

# **UNOFFICIAL COPY**

#### STATEMENT BY GRANTOR AND GRANTEE

0030265591

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 Fel 21, 2003
Signature: Peter Pubhan
Grantor or Agent )
Subscribed and sworn to before me
by the said NEICIAL SHAL!"
this 21 day of Y 1 D NABHANI, 2000
Notary Public Notary District Hillings
My Commission Expires 01/23/05
The Grantee of his Agent aff rms and verifies that the name of the Grantee shown on the Deed or Assignment of Benenic al 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 FOL 21 , 2003
Signature: Peter Nabhani
Crantee or Agent
Subscribed and sworn to before me
by the said Good
this 21 day of 2000 2000
Notary Publica Control of the Contro
G. NABHANI
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.

(Attached 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 Tax Act.)

Revised 10/02-cp



### **EUGENE "GENE" MOORE**

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES COOK COUNTY, ILLINOIS