

UNOFFICIAL COPY



DEED IN TRUST

SA 528037 Illinois 149 CTI

MAIL TO Box 404 of
SHARON A. ZOGAS & ASSOC
10020 S. WESTERN AVE
CHICAGO, IL 60643

Doc#: 0326731036
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 09/24/2003 09:27 AM Pg: 1 of 2

NAME AND ADDRESS OF TAXPAYER:
STANDARD BANK & TRUST
7800 W. 95th ST
HICKORY HILLS, IL

RECORDER'S STAMP

THE GRANTOR(S) CRONUS PROJECTS, LLC, 6360 W. 159TH STREET, OAK FOREST, IL 60452, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY AND WARRANT unto STANDARD BANK AND TRUST, 7800 W 95th ST, Hickory Hills, IL, as Trustee under the provisions of a Trust Agreement dated SEPTEMBER 8, 2003 and known as TRUST NUMBER 17889 and unto all and every successor or successors in trust under said trust agreement, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

LOTS 1 AND 2 IN BLOCK 10 IN AUBURN ON THE HILL FIRST ADDITION, BEING HART'S SUBDIVISION OF BLOCKS 9, 10 AND 22 IN SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number(s): 20-29-409-019

Property Address: 7600 SOUTH ABERDEEN, CHICAGO, IL 60620

* as to an undivided 50% interest AND OMNI INVESTMENTS, LLC
as to an undivided 50% interest

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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 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 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, 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 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.

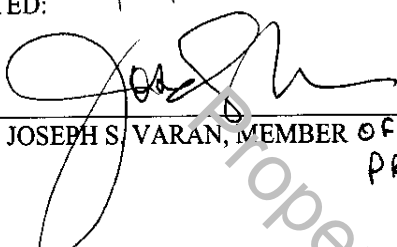
BOX 333-CTI

149 CTI
PP OF
SA 528037
93159480

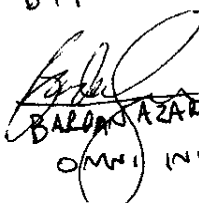
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The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby 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(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.

DATED: 9/19/03


JOSEPH S. VARAN, MEMBER OF CRONUS PROJECTS, LLC (SEAL)

DATED


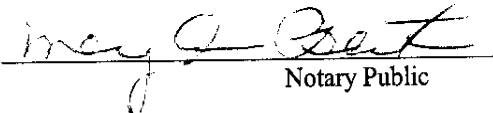
BARAN AZARI, MEMBER OF OMNI INVESTMENTS, LLC

STATE OF ILLINOIS)
County of COOK)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT JOSEPH S. VARAN, a member, personally known to me to be the same person (s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

* Baran Azari

Given under my hand and notarial seal, this 19 day of Sept, 2003




Notary Public

IMPRESS SEAL HERE


NAME AND ADDRESS OF PREPARER:
CRONUS PROJECTS, LLC
6360 W. 159th STREET
OAK FOREST, IL 60452

COUNTY-ILLINOIS TRANSFER STAMPS


STATE OF ILLINOIS
STATE TAX

SEP. 23. 03
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000056373
REAL ESTATE TRANSFER TAX
00265.00
FP 102808

RAPH _____
TAX LAW

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

SEP. 23. 03
REVENUE STAMP

0000056510
REAL ESTATE TRANSFER TAX
00132.50
FP 102802

CITY OF CHICAGO
CITY TAX

SEP. 23. 03
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000004530
REAL ESTATE TRANSFER TAX
01987.50
FP 102805