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Special Warranty Deed in Trust Statutory (Illinois)



Doc#: 0330304061
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/30/2003 10:16 AM Pg: 1 of 3

3

18873381

The GRANTOR, **L & P DEVELOPMENT, L.L.C.**, an Illinois Limited Liability Company,

a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

LaSalle Bank National Association, as Trustee under Trust Agreement dated May 22, 1986, and known as Trust Number 1150, of 135 S. LaSalle St., Chicago, Illinois 60603

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 129-1 in The West Loop Condominiums as delineated on a Survey of the following described real estate: The West 6 7/12 feet of Lot 6 and all of Lots 7, 8 and 9 in Jameson's Subdivision of Lots 1 to 10, both inclusive, in Bowen's Subdivision of Lot 18 in Block 10 with so much of Lots 37 and 38 as lies North of Adams Street in Freeman and Others Subdivision of Lots 14 to 17, both inclusive, in Block 10 in Rockwell's Addition to Chicago in Section 18, 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 No. 0030389454, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of the wood porch designated as a limited common element to the aforesaid Unit, as delineated on the Survey attached to the Declaration of Condominium aforesaid.
SUBJECT TO: General real estate taxes for 2003 and subsequent years.

Permanent Real Estate Index Number(s): 17-18-107-036-0000; 17-18-107-037-0000; and 17-18-107-038-0000 (Affect underlying land)

Address(es) of Real Estate: 129 S. Oakley, Unit 1, Chicago, Illinois 60612

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 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

ATGF, INC.

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property, 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, 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.

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 waives and releases 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.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Member/Manager this 15th day of October, 2003.

L & P DEVELOPMENT, L.L.C.

By: 

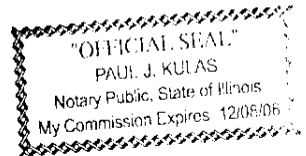
Member/Manager

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State of Illinois)
) ss.
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Petru Cladovan, personally known to me to be the Member/Manager of L & P Development, L.L.C., and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Member/Manager, he signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth

Given under my hand and seal, this 15th day of October, 2003.



Paul J. Kulas
 Notary Public

Commission expires: 12-6-06

This instrument prepared by: Law Offices of Kulas & Kulas, 2329 W. Chicago, Chicago, Illinois 60622

STATE TAX

 STATE OF ILLINOIS
 OCT. 24. 03
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

000008722
 REAL ESTATE TRANSFER TAX
 0017800
 FP32665 2

COOK COUNTY
 REAL ESTATE TRANSACTION TAX

 COUNTY TAX
 OCT. 24. 03
 REVENUE STAMP

000008545
 REAL ESTATE TRANSFER TAX
 0008900
 FP326665

CITY TAX

 CITY OF CHICAGO
 OCT. 24. 03
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000042534
 REAL ESTATE TRANSFER TAX
 0090000
 FP326650

CITY TAX

 CITY OF CHICAGO
 OCT. 24. 03
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000042535
 REAL ESTATE TRANSFER TAX
 0043500
 FP326650

After Recording
 Mail to:

LaSalle Bank National Association
 Attn: Land Trust Department
 3044 Rose Street
 Franklin Park, Illinois 60131