



First American Title Insurance Company



Doc#: 0336518115  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 12/31/2003 12:59 PM Pg: 1 of 4

**WARRANTY DEED IN TRUST**  
**Living Trust**

THE GRANTOR(S), GEORGE AND CATHERINE PANAGES, of the City of DARIEN, County of DUPAGE, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to PANAGES FAMILY TRUST 303, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

Permanent Real Estate Index Number(s): 17-03-222-025-1135  
Address(es) of Real Estate: 253 East Delaware Unit 14-G Chicago, IL 60611,

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

# UNOFFICIAL COPY

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 11 day of OCTOBER, 20 03.

*Geo Panages*  
STATE OF ILLINOIS, COUNTY OF

*CATHERINE Panages*  
SS.

COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT GEORGE AND CATHERINE PANAGES, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal, this 11 day of OCTOBER, 20 03.

Commission expires December 28, 20 06.

*Louis S. Kamberos*  
OFFICIAL SEAL  
LOUIS S. KAMBEROS  
NOTARY PUBLIC, STATE OF ILLINOIS  
COMMISSION EXPIRES 12/28/2006  
(Notary Public)

**Prepared by:**  
WAYNE S. SHAPIRO, P.C.  
10 SOUTH LASALLE ST #3310  
CHICAGO, IL 60603

**Mail To:**  
WAYNE S. SHAPIRO, P.C.  
10 SOUTH LASALLE ST #3310  
CHICAGO, IL 60603

**Name and Address of Taxpayer:**  
PANAGES FAMILY TRUST  
9 SOUTH 149 PORTSMOUTH  
DARIEN, IL 60561

# UNOFFICIAL COPY

UNIT 14 G TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 253 EAST DELAWARE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 25993450, IN THE SOUTH FRACTIONAL  $\frac{1}{6}$  OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 253 E. Delaware, Unit 14G, Chicago, IL 60611  
PIN: 17-03-222-025-1135

Property of Cook County Clerk's Office

EXEMPT UNDER REAL ESTATE  
TRANSFER TAX ACT SEC. 4  
PAR. 5 AND COOK COUNTY ORD.  
95104 PAR. 1  
DATE 12-31 SIGNATURE [Signature]

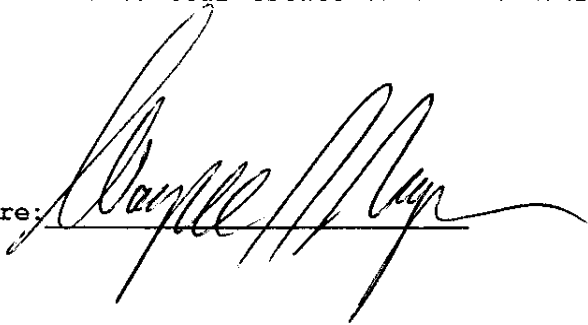
EXEMPT UNDER PAR. 5  
SEC. 200.1-2B6 OR PAR. 5 SEC.  
200.1-4 OF THE CHICAGO  
TRANSACTION TAX ORDINANCE  
DATE 12-31-03 SIGNATURE [Signature]

# UNOFFICIAL COPY

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 31, 2003

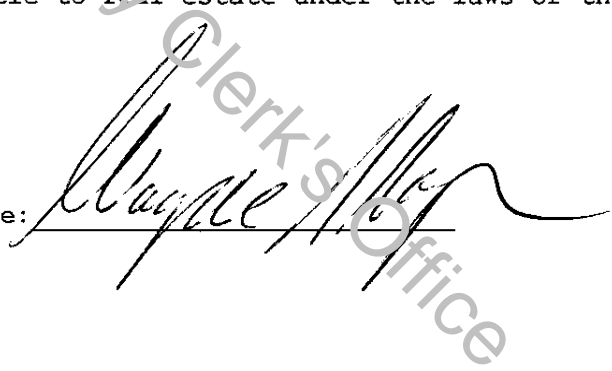
Signature: 

SUBSCRIBED AND SWORN TO  
before me this 31st day  
of December, 2003.

  
Notary Public

The Grantee or his agent affirms 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 31, 2003

Signature: 

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before me this 31st day  
of December, 2003.

  
Notary Public

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 Tax Act.)