




Doc#: 0400745139  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 01/07/2004 03:44 PM Pg: 1 of 3

WARRANTY DEED IN TRUST

CITY TAX

CITY OF CHICAGO



JAN.-7.04

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000004493

|                             |
|-----------------------------|
| REAL ESTATE<br>TRANSFER TAX |
| 0228750                     |
| FP 102812                   |

THIS INDENTURE WITNESSETH, That the grantor(s) Margaret Bolin, single never married, of the County of Cook and State of Illinois for and in consideration of ten and 00/100 dollars in hand paid, CONVEY(S) and WARRANTS unto Alan R. Segal 2002 Revocable Trust Dated December 31, 2002, 2124 W. Division St, #200, Chicago, Illinois 60622, the following described Real Estate in the County of Cook and State of Illinois, to wit:

- PARCEL 1:  
UNIT NUMBER ONE IN THE HIGHPOINT NORTH CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
LOTS 19 AND 20 IN BLOCK 3 IN THE SUBDIVISION OF THAT PART OF LOT 13 OF ASSESSOR'S DIVISION OF UNSUBDIVIDED LAND IN THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, 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 09016931, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.
- PARCEL 2:  
THE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT AS DESCRIBED IN THE AFORESAID DECLARATION,

Subject to:

Permanent Index Number(s): 17-06-128-049-1001  
Property Address: 2124 w Division unit 1SW, Chicago, IL 60622

TO HAVE AND TO HOLD the said premises in 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 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

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3

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, 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 fully 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 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.

Dated this 23<sup>rd</sup> day of December 2003.

Margaret Bolin [SEAL]  
Margaret Bolin

STATE OF ILLINOIS } ss.  
County of Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Personally known to me to be the same person whose name MARGARET BOLIN, subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the instrument as 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 notarial seal, this 23<sup>rd</sup> day of December 2003.

Michael D. Lebovitz  
Notary Public



My commissions expires on 08/4 2007

NAME AND ADDRESS OF PREPARER:  
Mary A. Lopez, Attorney at Law 2124 W. Division St. Chicago, Illinois 60622

MAIL TO:

ARNOLD M. SCHWARTZ  
DAVIDSON + SCHWARTZ  
111 N. CANAL ST. #394  
CHICAGO IL 60606-7203

SEND SUBSEQUENT TAX BILLS TO:

ALAN SEGAL TRUST  
2124 W. DIVISION #1500  
CHICAGO IL 60622