

UNOFFICIAL COPY

WARRANTY DEED
IN TRUST



Doc#: 0405035227
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/19/2004 11:17 AM Pg: 1 of 3

THIS INDENTURE WITNESSETH, That the Grantors, Dennis J. Fitzgerald and Nancy A. Fitzgerald, his wife, of the County of Cook and State of Illinois for and in consideration of ten (\$10.00) dollars, and other good and valuable considerations in hand paid, Convey and warrant unto THE NORTHERN TRUST COMPANY, qualified to accept and execute trusts under the laws of Illinois, as Trustee under the provisions of a Trust Agreement dated the 8th day of May, 2001, known as Trust Number 9848, the following described real estate in the County of Cook and State of Illinois, to-wit:

This above space for recorder's use only.

PARCEL 1:
UNIT 2204 AND PARKING SPACE P-406 IN THE KINZIE PARK TOWER CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 22 IN KINZIE PARK SUBDIVISION, BEING A RESUBDIVISION OF LOTS, BLOCKS AND VACATED STREETS AND ALLEYS IN WABANSIA IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 27, 1999 AS DOCUMENT NUMBER 99712460 IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 13, 2000 AS DOCUMENT NUMBER 00980340, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:
EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR THE KINZIE PARK HOMEOWNERS ASSOCIATION RECORDED MAY 27, 1999 AS DOCUMENT NUMBER 99514088.

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 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 time 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.

This space for affixing riders, revenue stamps and exempt stamp.

3
[Signature]

Document Number

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Box 333

Mo Abs
1 of 5
E. Green
8178998
CT7

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STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 FEB. 16.04

STATE TAX

000065717 #

REAL ESTATE TRANSFER TAX
 00398.00
 FP 102808

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 FEB. 16.04

COUNTY TAX

000051818 #

REAL ESTATE TRANSFER TAX
 00199.00
 FP 102802

REVENUE STAMP

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 FEB. 16.04

CITY TAX

000000000 #

REAL ESTATE TRANSFER TAX
 02985.00
 FP 102805

Property of Cook County Clerk's Office

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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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor(s) hereby expressly waive(s) and release(s) 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.

In Witness Whereof, the grantor(s) aforesaid having hereunto set his/her/their hand(s) and seal(s) this 23rd of January, 2004.

Dennis J. Fitzgerald (Seal) *Nancy A. Fitzgerald* (Seal)
 _____ (Seal) _____ (Seal)

State of Illinois
 SS.

PREPARED BY:
 Peggy Peters
 The Northern Trust Company
 P.O. Box 391
 Lake Forest, IL 60045

The undersigned a Notary Public in and for said County, in the State aforesaid, does hereby certify that Dennis J. Fitzgerald and Nancy A. Fitzgerald personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged signing, sealing, and delivering the said instrument as a 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 Date 1/23/04
Maria E. Guererro Notary Public

Tax Mailing Address: Rebecca Cutler
 857 Stonegate
 Highland Park, Illinois 60035

Deliver to:
 Trust Department
 THE NORTHERN TRUST COMPANY,
 P.O. Box 391
 Lake Forest, Illinois 60045

501 North Clinton Ave., Unit 2204, Chicago, Illinois 60610
 For information only insert street address of above described property.
 17-09-112-106-1125
 17-09-112-106-1404

