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WARRANTY DEED IN TRUST



Doc#: 0405431039
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/23/2004 09:19 AM Pg: 1 of 3

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, 1121 W. VAN BUREN, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, 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 5 and Warrant 5 unto the WESTERN SPRINGS NATIONAL BANK AND TRUST, a national banking association, whose address is 4456 Wolf Road, Western Springs, Illinois 60558, as Trustee under the provisions of a trust agreement dated the FEBRUARY 10TH day of 2004 known as Trust Number 4039 the following described Real estate in the County of COOK and State of Illinois, to-wit:

THE WEST 4 FEET OF LOT 10, LOTS 11 THROUGH 16, BOTH INCLUSIVE, IN C. J. HULL'S SUBDIVISION OF BLOCK 27 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF LOTS 10 THROUGH 16, BOTH INCLUSIVE, TAKEN FOR THE CONGRESS EXPRESSWAY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 16; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 73.20 FEET; THENCE SOUTHEASTERLY, ALONG A STRAIGHT LINE, A DISTANCE OF 156.76 FEET TO A POINT 4 FEET EAST OF THE WEST LINE OF LOT 10 AND 47.26 FEET NORTH OF THE SOUTH LINE OF SAID LOT 10; THENCE SOUTH, A DISTANCE OF 47.26 FEET TO THE SOUTH LINE OF SAID LOT 10; THENCE WESTERLY, ALONG SAID SOUTH LINE OF LOTS 10 THROUGH 16, BOTH INCLUSIVE, A DISTANCE OF 124.44 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

17-17-229-006; 17-17-229-007; 17-17-229-008;

PERMANENT TAX NUMBER: 17-17-229-009; 17-17-229-010; 17-17-229-11; 17-17-229-12;
STREET ADDRESS: 1135 W. VAN BUREN, CHICAGO, ILLINOIS 60607
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 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

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DEC 1 of 3
M.C. 11C
CAN FILE Order # 09336

Office

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Property of Cook County Clerk's Office

STATE OF ILLINOIS



FEB. 22. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000062140

REAL ESTATE
TRANSFER TAX

00675.00

FP326669

COOK COUNTY
REAL ESTATE TRANSACTION TAX



FEB. 23. 04

REVENUE STAMP

0000123268

REAL ESTATE
TRANSFER TAX

00337.50

FP326670

City of Chicago
Dept. of Revenue
331465
02/23/2004 09:14 Batch 07250 37
Real Estate
Transfer Stamp
\$5,062.50



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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 thereafter.

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 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 _____ hereby expressly waive _____ and release 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.

In Witness Whereof, the grantor _____ aforesaid has _____ hereunto set _____ day of _____ and seal _____ this _____ day of _____

1121 W. VAN BUREN, LLC
21664 OKNINSKI, MANAGER
(Seal)
(Seal)

1121 W. VAN BUREN, LLC
SHERY SCHNELL
SHERY SCHNELL, MANAGER
(Seal)
(Seal)

STATE OF ILLINOIS,
COUNTY OF COOK SS.

I, ROBERT H. BLOCK, a Notary Public in and for said County, in the state aforesaid, do hereby certify that

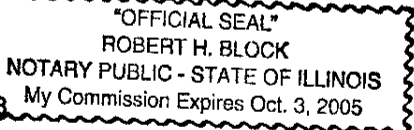
21664 OKNINSKI AND SHERY SCHNELL, MANAGERS, LLC
1121 W. VAN BUREN, LLC

personally known to me to be the same person S whose name S 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 notarial seal this 17TH day of FEBRUARY, 2004.

Robert H. Block
Notary Public

After recording return to:
WESTERN SPRINGS NATIONAL
BANK AND TRUST
Land Trust Department
4456 Wolf Road
Western Springs, IL 60558



THIS INSTRUMENT WAS PREPARED BY:
ROBERT H. BLOCK ATTORNEY
730 N. LA SALLE # 500
CHICAGO ILL. 60610