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WARRANTY DEED
IN TRUST

UNOFFICIAL COPY



04084421516

Doc#: 0408442151
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/24/2004 10:31 AM Pg: 1 of 3

THIS INDENTURE WITNESSETH, That the Grantor

7953 Dobson LLC, an Illinois limited liability company,

of the County of Cook and State of Illinois

For and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT unto the CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, whose address is 171 N. Clark Street, Chicago, IL 60601-3294, as Trustee under the provisions of a trust agreement dated the 19th day of February, 2004 known as Trust Number 1112934, the following described real estate in the County of Cook and State of Illinois, to-wit:

Reserved for Recorder's Office

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

Permanent Tax Number: 20-35-105-020

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 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

Box 400-CTCC

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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 waive s _____ 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 ha s _____ hereunto set _____ its _____ hand _____ and seal _____ this _____ 29th _____ day of _____ February, 2004 _____

7953 Dobson LLC, an IL LLC,

BY: _____ (Seal)

Charles W. Templeton, Manager

(Seal)

THIS INSTRUMENT WAS PREPARED BY:

Lawrence M. Freedman, Esc.
77 W. Washington Street, Suite 1211
Chicago, IL 60602

SEND TAX BILLS TO:

Karacic & Paffada, Ltd.
161 N. Clark #2500
Chicago IL 60601

State of Illinois

County of Cook

7953 Dobson LLC, an Illinois limited liability company,

} ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that _____

Charles W. Templeton, Manager of _____

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 _____ he has _____ signed, sealed and delivered the said instrument as _____ his _____ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, and the free and voluntary act of said company.

Given under my hand and notarial seal this _____ 29th _____ day of _____ February, 2004 _____

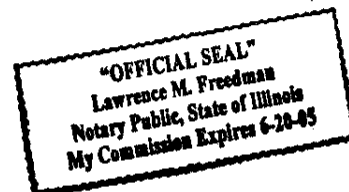
NOTARY PUBLIC

PROPERTY ADDRESS:

7953-59 S. Dobson Avenue, Chicago, IL _____

AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE LAND TRUST COMPANY
171 N. CLARK STREET ML04LT
CHICAGO, IL 60601-3294




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EXHIBIT "A"


Lots 24 and 25 and the South 21.00 feet of Lot 26 in Block 110 in Cornell, being a subdivision in Sections 26 and 35, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.


City of Chicago
 Dept. of Revenue
 333692
 03/19/2004 10:07



Real Estate
 Transfer Stamp
 \$6,213.75
 Batch 02263 4

Property of Cook County Clerk's Office

STATE TAX
STATE OF ILLINOIS

 MAR. 23. 04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

 MAR. 23. 04
 REVENUE STAMP

0000000425

REAL ESTATE TRANSFER TAX
0082850
FP 103024

0000000125

REAL ESTATE TRANSFER TAX
0041425
FP 103022