

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST



Doc#: 0411433158  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 04/23/2004 10:52 AM Pg: 1 of 3

Above space for revenue stamps

Above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor The Frances S. Sauter Trust dated 5/25/93 of the county of Cook and State of Illinois, for consideration of the sum of Ten dollars (\$10.00), in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, Convey and Warrant        unto First Nations Bank, a Illinois Banking Association duly organized and existing under the Illinois Banking Laws, and duly authorized to accept and execute trusts within the State of Illinois, as trustee under the provisions of a certain Trust Agreement, dated the 11th day of April, 2004, and known as Trust Number 1553, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT A ATTACHED

Street Address: 154 West Schiller, Chicago, Illinois 60610

Grantee's Address:

PIN: 17-04-205-036-0000

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of title, estate, powers and authorities vested in said Trustee, to donate, dedicate, mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term or 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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.

Box 400-CTCC

8198014, COCC, Dd  
① 12-5

Proprietor of Cook County Clerk's Office

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In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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 or successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance lease or other instrument, (a) that at the time of 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 the 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 under said Trust Agreement 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 any 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 real estate 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, of 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 waives and releases 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 her hand \_\_\_\_\_ and seal \_\_\_\_\_ this 29th day of March, 2004.

R. Ann Lee (SEAL) \_\_\_\_\_ (SEAL)  
R. Ann Lee, as Trustee of the  
Frances S. Sauter Trust dated \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)  
May 25, 1993

State of Illinois I, Denise Paradis Notary Public in and for said county, in the state  
aforesaid, do hereby certify that  
County of Cook R. Ann Lee, as Trustee of the Frances S. Sauter Trust dtd May 25, 1993 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  
signed, sealed and delivered the said instrument as her 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 16th day of April, 2004.



Denise Paradis  
Notary Public

Mail to:  
First Nations Bank  
7757 W. Devon Ave.  
Chicago, IL 60631

This document was prepared by:  
Denise Paradis, Legal Assistant  
Krasnow Saunders Cornblath LLP  
500 N. Dearborn Street, Second Floor  
Chicago, Illinois 60610

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## EXHIBIT A

LOT 3 IN SUBLOTS 1, 2 AND 3 OF LOT 98 IN BRONSON'S ADDITION TO CHICAGO, BEING IN THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

STATE TAX

**STATE OF ILLINOIS**



APR. 22. 04


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000000291

REAL ESTATE TRANSFER TAX
0020000
FP 103024

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



APR. 22. 04


REVENUE STAMP

# 0000000297

REAL ESTATE TRANSFER TAX
0045000
FP 103022

CITY TAX

**CITY OF CHICAGO**



APR. 22. 04

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000000165

REAL ESTATE TRANSFER TAX
0675000
FP 103023

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