

UNOFFICIAL COPY



WARRANTY DEED
IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor

Philip J. Spence, Jr.,
a single person never
married

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 Oct. 23, day of 2001
known as Trust Number 1110280, the following described real estate in the County of Cook
and State of Illinois, to-wit:

See Attached



Doc#: 0417033271
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/18/2004 02:11 PM Pg: 1 of 3

Reserved for Recorder's Office

ST 159/0240836 SK 14
MIS OF 800 H 20/651 15095



Village of Elmwood Park
Real Estate Transfer Stamp

350.00

204
SAH

Permanent Tax Number:

12-36-207-038-0000 and 12-36-207-039-0000

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 *future*, 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

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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.

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 ha _____ hereunto set _____ hand _____ and seal _____
this 3rd day of February 2004.

Philip J. Spence Jr (Seal)

_____ (Seal)

_____ (Seal)

_____ (Seal)

THIS INSTRUMENT WAS PREPARED BY:

Martin E. Schultz
7514 N. Skokie Blvd.
Skokie, IL 60077

SEND TAX BILLS TO:
CHICAGO TITLE & TRUST, TRUSTEE
U/T/R 1110280 DATED 10/23/01
171 N. CLARK ST.
CHICAGO, IL. 60601-3294

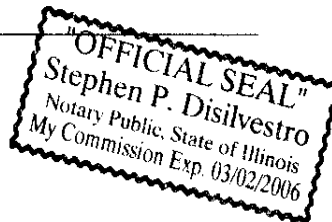
State of Illinois }
County of Cook } ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that PHILIP J. SPENCE, JR.

personally known to me to be the same person _____ whose name _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that _____ signed, sealed and delivered the said 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 3rd day of February 2004.

Stephen P. Disilvestro
NOTARY PUBLIC



PROPERTY ADDRESS:
2330 N. Harlem, Unit 1E
Elmwood Park, IL 60707

AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE LAND TRUST COMPANY
171 N. CLARK STREET ML09LT OR BOX NO. 333 (COOK COUNTY ONLY)
CHICAGO, IL 60601-3294

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STREET ADDRESS: 2330 N. HARLEM., UNIT 1-E
CITY: ELMWOOD PARK **COUNTY:** COOK
TAX NUMBER:

LEGAL DESCRIPTION:

PARCEL: 1

UNIT 2330-1E IN 2330-34 N. HARLEM CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 1, 2, 3 AND 4 IN BLOCK 1 IN MARWOOD ADDITION TO CHICAGO, A SUBDIVISION IN SECTIONS 25 AND 36 TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 12, 1913 AS DOCUMENT 5197471, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0021227639, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL: 2

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE # 12 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0021227639.

Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
JUN. 17.04
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
00035.00
FP 102802
0000071487

STATE TAX
STATE OF ILLINOIS
JUN. 17.04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
00070.00
FP 102808
0000071297