

1204-3029

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WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, That the
Grantor

GEM PARTNERS, LLC



Doc#: 0417427078
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/22/2004 12:54 PM Pg: 1 of 3

of the County of Will
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 60601-3204, as
Trustee under the provisions of a trust agreement dated the 9th
known as Trust Number 5065,
and State of Illinois, to-wit:

Reserved for Recorder's Office

day of September, 1996,
the following described real estate in the County of COOK

See Exhibit "A" Attached

Permanent Tax Number: 32-18-213-004; 005; 006; 007; 008; and 050;

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 99 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

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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 _____ 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 10 th day of May 2004

(Seal)

(Seal)

GEM PARTNERS, LLC (Seal)
BY: William Kanatas (Seal)
William Kanatas, Manager

THIS INSTRUMENT WAS PREPARED BY:

Dennis S. Nudo
1700 Higgins, #650
Des Plaines, IL 60018

SEND TAX BILLS TO:

Chicago Title T/U/T #5085
% 1510 W. Downer Pl.
Aurora, IL 60506

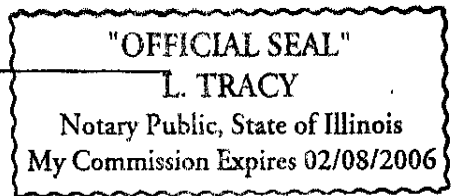
State of ILLINOIS
County of COOK

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

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 _____ 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.

Given under my hand and notarial seal this 11th day of May, 2004

L. Tracy
NOTARY PUBLIC



PROPERTY ADDRESS:
222 Vollmer Rd.
Chicago Hts., IL 60411

AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE LAND TRUST COMPANY
174 N. CLARK STREET MILWAUKEE
CHICAGO, IL 60604-3204

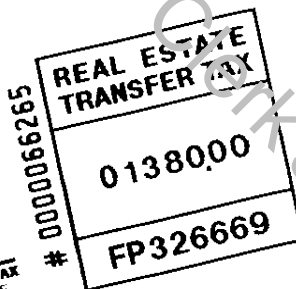
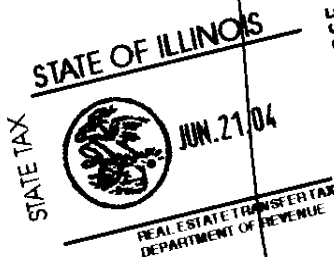
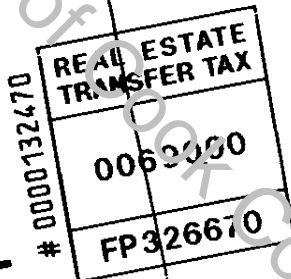
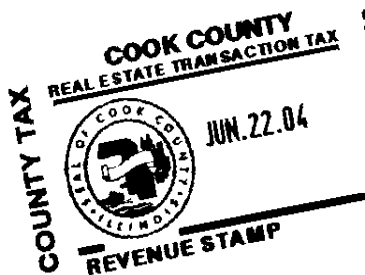
1700 Elmhurst Rd
Mount Prospect, IL 60056

CITY OF CHICAGO
REG. BUSINESS TAX 5520 0018 0018

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EXHIBIT "A"

THE SOUTH 22.00 FEET OF THE EAST 32.00 FEET OF LOT 41; LOT 42 (EXCEPT THAT PART OF THE WEST 11.00 FEET LYING NORTH OF THE SOUTH 22.00 FEET THEREOF) AND ALL OF LOTS 43 TO 47, BOTH INCLUSIVE IN BRADLEY TERRACE, BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 1956 AS DOCUMENT NO. 16501414 IN COOK COUNTY, ILLINOIS



Property of Cook County Clerk's Office