

UNOFFICIAL COPY



Doc#: 0418429188  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 07/02/2004 02:10 PM Pg: 1 of 2



North Star Trust Company  
WARRANTY  
DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, 945 N. California, L.L.C., an Illinois Limited Liability Company

of the County of Cook and the State of Illinois, for and in consideration of the sum of Ten Dollars (\$ 10.00), in hand paid, and of

other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey(s) and Warrant(s) unto **North Star Trust Company**, a banking corporation duly organized and existing under the laws of the State of Illinois, 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 20th day of May, 2004 and known as Trust Number 04-7177, the following described real estate in the County of Cook and State of Illinois, to wit:

Lots 12 to 16 in Block 2 in Taylor and Canda's Subdivision of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

GRANTEE'S ADDRESS 500 W. MADISON STREET, SUITE 3630, CHICAGO, ILLINOIS 60661

P.I.N. 16-01-416-010-0000, 16-01-416-011-0000 and 16-01-416-012-0000

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 the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to 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 praesenti or in 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 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 333-CT1

105

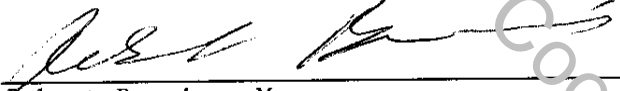
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In no case shall any party dealing with said Trustee, or any successor in trust, in relations to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any 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 compiled 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 any 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 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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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(s) aforesaid has hereunto set its hand(s) and seal(s) this 21st day of May, 2004.

  
 \_\_\_\_\_ (SEAL)  
 Robert Bronisz, Manager  
 945 N. California, L.L.C.

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000072486	REAL ESTATE TRANSFER TAX
	JUN. 30. 04		0054500
REVENUE STAMP			FP 102802

\_\_\_\_\_ (SEAL)

I, the undersigned a Notary Public in and for said County, in the state aforesaid do hereby certify that Robert Bronisz personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that Manager 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.

STATE OF Illinois

SS.

COUNTY OF Cook

Given under my hand and notarial seal this 21st day of May, 2004.



City of Chicago  
 Dept. of Revenue



Real Estate  
 Transfer Stamp

340146

\$8,175.00

05/25/2004 09:28 Batch 00739 24

Mail To:

NORTH STAR TRUST COMPANY  
 500 W. MADISON ST., SUITE 3630  
 CHICAGO, ILLINOIS 60661

Address of Property:

935-945 N. California Avenue  
Chicago, IL 60622

This instrument was prepared by:

Daniel G. Lauer  
1424 W. Division Street  
Chicago, IL 60622

STATE TAX	STATE OF ILLINOIS	# 0000072297	REAL ESTATE TRANSFER TAX
	JUN. 30. 04		01090.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP 102808