JNOFFICIAL COPY **DEED IN TRUST**

After Recording Mail To: Albany Bank and Trust Company N.A. 3400 W. Lawrence Ave. Chicago, Illinois 60625 or BOX 35

bany Bank & This



Doc#: 0426047155

Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds Date: 09/16/2004 01:10 PM Pg: 1 of 2

THIS INDENTURE WITNESSETH, That the Grantor 2805 WEST ROSEMONT, L.L.C., an Illinois limited liability company, by its Members, JONATHAN HANUKA and ESTHER HERSHKO of the County of Cook

described real estate in the County of Cook,

and State of Illinois for and in consideration of the sum of ten and 00/100 dollars and other valuable considerations in hand paid, Convey and Warrant unto ALBANY BANK AND TRUST COMPANY N.A., a National Earling Association, its successor or successors, as Trustee under the provisions of a Trust and known as Trust Number 5966

and State of Illinois, to wit:

LOT 1 IN BLOCK 8 IN THOMAS J. GRADY'S SIXTH GREEN BRIAR ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 40 NORTH, RANGE EAST OF THE THIRD PRINCIPAL MERIDAN, ILL COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number.: 13-01-115-015

Address of Real Estate: 2805 West Rosemont, Chicago, Illinois

PROPERTY IS SOLD IN AN "AS IS" CONDITION

general exceptions, lien of general real estate taxes not due and payable, existing Leases and Subject To:

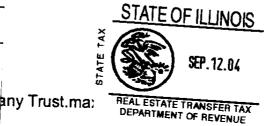
TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein

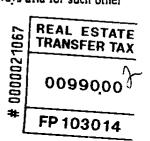
Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to resubdivide said property as often as desired, to contract, to sell, 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 reversions, 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 196 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 the 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



REVENUE STAMP







the same, whether similar to or different considerations as it would by 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, leases 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 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 predeces on 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 on, an interest in the earnings, avails and proceeds thereof as aforesaid.

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 WITHESS WHEREOF, the granur(s) aforesaid ha	is/have hereunto set their hand(s) and seal this 11th day of August, 2004
2805 WEST ROSEMONT, L.L.C.	
	(Seal) Attest: (Seal) ESTHER HERSHKO, Member
Control	O,
State of Illinois) County of Cook)	40%
	J. Constitution

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that JONATHAN HANUKA and ESTHER HERSHKO, personally known to me to be the Mambers of 2805 WEST ROSEMONT, L.L.C., an Illinois limited liability company, and personally known to me be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Members, they signed and delivered the said instrument pursuant to authority given by the Members of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 11th day of August, 2004.

OFFICIAL SEAL Commission expires NEAL M GOLDBERG NOTARY PUBLIC STATE OF ILLINOIS MY COMMISSION EXP. FEB. 9,2006

Prepared by:

LAW OFFICES OF NEAL M. GOLDBERG

39 South LaSalle Street

Suite 1200

Chicago, Illinois 60603

(312) 332-3735



REAL ESTATE TRANSFER TAX 0742500 FP 103018