

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

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



Doc#: 0426047155 Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds Date: 09/16/2004 01:10 PM Pg: 1 of 2

4334446 1/2 Name and Address of Taxpayer: Albany Bank & Trust 3400 W. Lawrence Ave. Chicago, IL 60625

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 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 Warranty unto ALBANY BANK AND TRUST COMPANY N.A., a National Banking Association, its successor or successors, as Trustee under the provisions of a Trust Agreement dated April 28, 2004 and known as Trust Number 5966 the following described real estate in the County of Cook, 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 MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number.: 13-01-115-015 Address of Real Estate: 2805 West Rosemont, Chicago, Illinois 60525 J.H. PROPERTY IS SOLD IN AN "AS IS" CONDITION

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

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 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

COOK COUNTY REAL ESTATE TRANSACTION TAX SEP. 13.04 REVENUE STAMP

REAL ESTATE TRANSFER TAX 00495.00 FP 103017 any Trust.ma:

STATE OF ILLINOIS SEP. 12.04 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX 00990.00 FP 103014

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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, 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 predecessors 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(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/have hereunto set their hand(s) and seal this 11th day of August, 2004
2805 WEST ROSEMONT, L.L.C.

By: Jonathan Hanuka (Seal)
JONATHAN HANUKA, Member

Attest: Esther Hershko (Seal)
ESTHER HERSHKO, Member

State of Illinois)
County of Cook)

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 Members 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.

Commission expires



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Neal M. Goldberg
NOTARY PUBLIC

Prepared by:

LAW OFFICES OF NEAL M. GOLDBERG
39 South LaSalle Street
Suite 1200
Chicago, Illinois 60603
(312) 332-3735

CITY TAX

CITY OF CHICAGO



SEP. 13.04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000010762

REAL ESTATE
TRANSFER TAX

07425.00

FP 103018