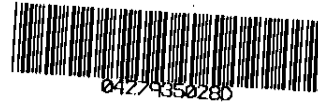




COSMOPOLITAN BANK AND TRUST

**WARRANTY**

Deed in Trust



Doc#: 0427935028  
Eugene "Gene" Moore Fee: \$50.00  
Cook County Recorder of Deeds  
Date: 10/05/2004 08:21 AM Pg: 1 of 3

Grantor(s) Provender Hall  
II LLC, a Delaware  
limited liability co.  
County of Marux  
State of California

(Reserved for Recorders Use Only)

for and in consideration of ---Ten--- Dollars (\$10.00), and other valuable consideration, receipt of which is hereby acknowledged, convey(s) and warrant(s) unto **COSMOPOLITAN BANK AND TRUST**, 801 N. Clark St., Chicago, Illinois 60610-3287, a corporation of Illinois, duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated 5th day of June in the year 2004, and known as trust number 31894 the following described real estate in COOK County, Illinois, together with the appurtenances attached thereto:

See legal description attached as Exhibit A

STATE OF ILLINOIS

STATE TAX



OCT.-1.04

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000001311

REAL ESTATE TRANSFER TAX

0100000

FP 103024

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



OCT.-1.04

REVENUE STAMP

# 0000001314

REAL ESTATE TRANSFER TAX

0050000

FP 103022

ADDRESS OF PROPERTY: 5643 S. Western Avenue, Chicago, Illinois 60636  
P.I.N.: 20-18-107-059

TO HAVE AND TO HOLD said real estate with the appurtenances, on 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, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, 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 commence in praesenti or in futuro, and on any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, to renew or extend leases on any terms and for any period or periods of time, 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, 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 400-CTCC

City of Chicago  
Dept. of Revenue  
353118



Real Estate  
Transfer Stamp  
\$7,500.00

09/21/2004 13:00 Batch 02284 14

Handwritten notes: 008225850, 08225850, 08225850, 08225850

Handwritten signature

# UNOFFICIAL COPY

FROM : H R WORLD

FAX NO. : 773 275 5356

Jun. 15 2004 03:53PM P3

JUN-15-2004 15:18

COSMOPOLITAN BANK

312 335 4543 P.05/05

In no case shall any party dealing with said Trustee, or any successor in trust, in relation 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 to 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 said trust have been complied 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 on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this Deed 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 Deed 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, her or their predecessor in trust.

This conveyance is made on the express understanding and condition that neither Cosmopolitan Bank and Trust, individually, or said Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim or judgment for anything it or they or its or their agents or attorney's may do or omit to do in or about said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereof, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by said Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations who may owe and whatsoever shall be charged with notice of this condition from the date of the recording and/or filing of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary thereunder 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, the intention hereof being to vest in said Cosmopolitan Bank & Trust, as Trustee, the entire directed not to register or note in the certificate of title or duplicate thereof, or nominal, the words "in trust" or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

Grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantor(s) have signed this deed, this 20TH day of JUNE, 2004

Priovender Haus II LLC

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that

JOANNE FOX

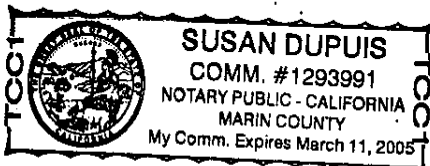
Personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that SHE signed, sealed and delivered the said instrument as HER free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 20 day of JUNE, 2004

Susan Dupuis  
Notary Public

Prepared By:  
Name & Address of Taxpayer:

Mail Recorded Deed to:  
**COSMOPOLITAN BANK & TRUST**  
801 N. Clark St.  
Chicago, IL 60610  
Attn: Land Trust Department



# UNOFFICIAL COPY

## PARCEL 1:

LOT 20 (EXCEPT THE NORTH 16.00 FEET THEREOF) AND LOTS 21 TO 35, BOTH INCLUSIVE IN BLOCK 4 IN THE SUBDIVISION BY GAVIN OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE PARK AND BOULEVARD AND EXCEPT THE EAST 424.37 FEET LYING SOUTH OF THE BOULEVARD), IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

LOTS 1 TO 13, INCLUSIVE (EXCEPT THE NORTH 16.00 FEET OF SAID LOT 13), IN THE RESUBDIVISION OF LOTS 36 TO 57, BOTH INCLUSIVE IN BLOCK 4 IN THE SUBDIVISION BY GAVIN OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE PARK AND BOULEVARD AND EXCEPT THE EAST 424.37 FEET LYING SOUTH OF THE BOULEVARD), IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

THAT PART OF THE NORTH/SOUTH 16-FOOT VACATED PUBLIC ALLEY, LYING EAST AND ADJOINING THE EAST LINE OF LOTS 21 TO 35, INCLUSIVE IN BLOCK 4 IN THE SUBDIVISION BY GAVIN OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE PARK AND BOULEVARD, AND EXCEPT THE EAST 424.37 FEET LYING SOUTH OF THE BOULEVARD), AND LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 5 TO 13, BOTH INCLUSIVE AND THE WEST LINE OF LOT 5, EXTENDED NORTH, A DISTANCE OF 16.00 FEET IN THE RESUBDIVISION OF LOTS 36 TO 57, BOTH INCLUSIVE IN BLOCK 4 AFORESAID; LYING NORTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 5, PRODUCED WEST, A DISTANCE OF 16.00 FEET AND LYING SOUTH OF AND ADJOINING A LINE DRAWN FROM THE NORTHEAST CORNER OF SAID LOT 21 IN BLOCK 4 IN THE SUBDIVISION BY GAVIN, AFOREMENTIONED, TO A POINT ON THE WEST LINE OF SAID LOT 13 AFORESAID, A DISTANCE OF 16.00 FEET, SOUTH OF THE NORTH LINE THEREOF IN THE RESUBDIVISION OF LOTS 36 TO 57, BOTH INCLUSIVE IN BLOCK 4 AFORESAID, IN COOK COUNTY, ILLINOIS.

## PARCEL 4:

THE EAST/WEST VACATED ALLEY, LYING SOUTH OF AND ADJOINING LOT 6 AND LYING NORTH OF AND ADJOINING LOTS 1 TO 5, INCLUSIVE IN THE RESUBDIVISION OF LOTS 36 TO 47, BOTH INCLUSIVE IN BLOCK 4 IN THE SUBDIVISION BY GAVIN OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE PARK AND BOULEVARD AND EXCEPT THE EAST 424.37 FEET LYING SOUTH OF THE BOULEVARD), IN COOK COUNTY, ILLINOIS.