



Doc#: 0430235126
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/28/2004 09:47 AM Pg: 1 of 3

WARRANTY DEED IN TRUST

THE GRANTORS, RIAZ BABER and FREEDA BABER, Husband and Wife, of 2111 Allegra Circle, Unit 103, Naperville, IL 60563, in consideration of the sum of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and warrant to RANDALL R. MARTIN, as Trustee, and his successors in trust, under the Declaration of Trust of Randall R. Martin dated October 6, 1990, and as amended and restated April 14, 2004, the following described Real Estate:

(Above Space for Recorder's Use Only)

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

Subject to: covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year ~~2002~~ ²⁰⁰³ and subsequent years; the mortgage or trust deed, if any.

Permanent Real Estate Index Number: 17-10-221-079-1032; 17-10-221-079-1126 and 17-10-221-079-1173

Address of Real Estate: 445 East North Water Street, Unit 1203, Chicago, IL 60611

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof; (b) to sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee; (c) to mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans; (d) to dedicate parks, streets, highways or alleys, and to vacate any portion of the premises; (e) to lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

10E1 NO ABS
NWS900175
SH2 CTC

Box 33

UNOFFICIAL COPY

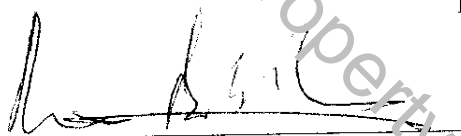
~~4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his or her removal from the County, then is hereby appointed as Sole Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.~~

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

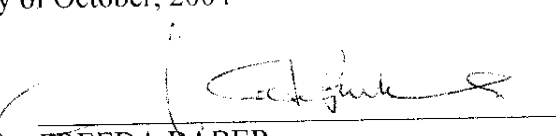
~~If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided:~~

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 1st day of October, 2004



RIAZ BABER

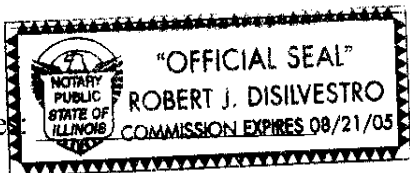


FREEDA BABER

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RIAZ BABER and FREEDA BABER, Husband and Wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal this 1st day of October, 2004.

Commission Expires:





Notary Public

This instrument was prepared by: Robert J. Di Silvestro, 5231 North Harlem Avenue, Chicago, IL 60656

MAIL TO:

JOHN EGGERT
GORDON & KARR LLP
ONE N. LA SALLE ST.
SUITE 4500
CHICAGO, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

RANDALL R. MARTIN, Trustee
445 East North Water Street, Unit 1203
Chicago, IL 60611

UNOFFICIAL COPY

LEGAL DESCRIPTION

of premises commonly known as: 445 East North Water Street, Unit 1203, Chicago, IL 60611

UNITS E1203, P-27 AND P-74 IN THE RIVERVIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF BLOCK 14, IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00595371, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 4, 2000 AS DOCUMENT NO. 00595370.

PIN: 17-10-221-079-1032; 17-10-221-079-1126 and 17-10-221-079-1173

SEND SUBSEQUENT TAX BILLS TO:

RANDALL R. MARTIN TRUST
445 East North Water Street, Unit 1203
Chicago, IL 60611

City of Chicago
Dept. of Revenue
354776
10/05/2004 09:33 Batch 10272 4



Real Estate
Transfer Stamp
\$8,625.00

STATE TAX
STATE OF ILLINOIS
OCT. 23. 04
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000079905
REAL ESTATE
TRANSFER TAX
01150.00
FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
OCT. 23. 04
REVENUE STAMP

0000080117
REAL ESTATE
TRANSFER TAX
00575.00
FP 102802