

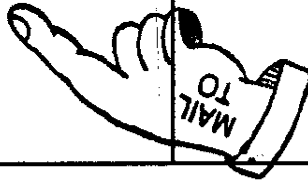
# UNOFFICIAL COPY



Doc#: 0433534090  
Eugene "Gene" Moore Fee: \$32.50  
Cook County Recorder of Deeds  
Date: 11/30/2004 02:43 PM Pg: 1 of 5

This instrument prepared by  
and after recording return to:

Keith L. Moore, Esq.  
806 Greenwood Street  
Evanston, IL 60201



The above space for recorder's use only

**This Indenture Witnesseth, That the Grantor** Nicholas V. Gouletas

of the County of Cook and State of Illinois for and in consideration  
of No (\$00.00) Dollars, and other good and valuable  
considerations in hand paid, Convey \_\_\_\_\_ and Warrant s \_\_\_\_\_  
unto the FIRST BANK AND TRUST  
COMPANY OF ILLINOIS, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated  
September 20, 2004, known as Trust Number 10-2474,  
the following described real estate in the County of Cook and State of Illinois, to-wit:

**See Exhibit A attached hereto**

Permanent Real Estate Index No. 17-09-406-054-1007  
17-09-406-054-1006

EXECUTED DOCUMENT  
RED = ORIGINAL  
BLACK = PHOTOCOPY

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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein 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 and 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 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 property, 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 premises or any part thereof, and to deal with said property 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.

In no case shall any party dealing the said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased 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, and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successor 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.

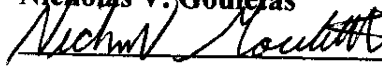
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other dispositions of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title of 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, 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.

And the said grantor \_\_\_\_\_ hereby expressly waive s \_\_\_\_\_ and release \_\_\_\_\_ 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 \_\_\_\_\_ aforesaid ha \_\_\_\_\_ hereunto set \_\_\_\_\_ hand \_\_\_\_\_ and seal \_\_\_\_\_ this **September 20, 2004**

Nicholas V. Gouletas



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

(SEAL)  
(SEAL)

The following is for informational purposes only and is not a part of this deed.

Mail  
Recorded  
Deed  
To:

Trust Department  
First Bank & Trust Company of Illinois  
300 E. Northwest Highway  
Palatine, Illinois 60067

ADDRESS OF PROPERTY:

Units 4704 & 4705, 345 N. LaSalle Street, Chicago, IL

SEND SUBSEQUENT TAX BILLS TO:

Nicholas V. Gouletas

111 West Maple, Unit 3302  
Chicago, IL 60610

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STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

I, SHAWN M. MILLER a Notary  
Public in and for said County, in the State aforesaid, do hereby certify that  
NICHOLAS V. GIULIETAS

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 \_\_\_\_\_ signed, sealed and delivered the said instrument  
as \_\_\_\_\_ free and voluntary act, for the uses and purposes therein set forth,  
including the release and waiver of the right homestead.

Given under my hand and notarial seal this 10th day of  
November A.D. 2004

Notary Public.



TRUST NO. \_\_\_\_\_

## Deed In Trust WARRANTY DEED

TO

First Bank and Trust Company of Illinois  
Palatine, Illinois  
TRUSTEE

# First Bank

First Bank and Trust Company of Illinois  
Palatine, Illinois 60067  
(708) 358-6262

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## EXHIBIT A

### LEGAL DESCRIPTION OF THE REAL ESTATE

PARCEL 1: UNITS 4704 AND 4705 IN THE STERLING PRIVATE RESIDENCES, A CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN THE STERLING RESIDENCES SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 5, 6 AND 7 IN BLOCK 3 IN THE ORIGINAL TOWN OF CHICAGO AND IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020107550, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR STRUCTURAL SUPPORT, ENCLOSURE, INGRESS AND EGRESS, UTILITY SERVICES AND OTHER FACILITIES FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 12, 2001 AS DOCUMENT NUMBER 001174517.

Address: Units 4704 & 4705, 345 North LaSalle Street, Chicago, IL

PIN#: 17-09-406-054-1007  
17-09-406-054-1006

# UNOFFICIAL COPY

## STATEMENT OF GRANTOR AND GRANTEE

The grantor or his agent affirms that to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated November 10, 2004

Signature: *Michael Hamms*  
Grantor or Agent

Subscribed and sworn to before me by the said John this 10th day of November 19 2004

*[Signature]*  
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated November 10, 2004

Signature: *Michael Hamms*  
Grantee or Agent

Subscribed and sworn to before me by the said John this 10th day of November 19 2004

*[Signature]*  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C Misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]