

UNOFFICIAL COPY



WARRANTY DEED
IN TRUST

THIS INDENTURE WITNESSETH, That the
Grantors

Susan M. Chorba and
Thomas J. Chorba, being
husband and wife

of the County of Cook
and State of Illinois
For and in consideration of TEN AND
00/100 DOLLARS (\$10.00) and other
good and valuable considerations in
hand paid, CONVEY and WARRANT
unto the CHICAGO TITLE LAND
TRUST COMPANY, a corporation of
Illinois, whose address is 171 N. Clark
Street, Chicago, IL 60601-3294, as
Trustee under the provisions of a trust agreement dated the
known as Trust Number 1113884, the following described real estate in the County of Cook
and State of Illinois, to-wit:



Doc#: 0435102516
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 12/16/2004 01:53 PM Pg: 1 of 5

Reserved for Recorder's Office

CITY OF EVANSTON
EXEMPTION

Christy P. Morris
CITY CLERK

See Attached Legal Description

Permanent Tax Number: 11-30-104-028-0000
11-30-116-022-1024 and 11-30-116-022-1028

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 pre-
mises 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 reversion, 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 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 with 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

CHICAGO TITLE LAND TRUST COMPANY
LAND TRUST DEPARTMENT

BOX 222

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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 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 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 d 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 s aforesaid have hereunto set their hand s and seal s this 14th day of December 2004.

Thomas J. Chorba (Seal)
Thomas J. Chorba

Susan M. Chorba (Seal)
Susan M. Chorba

(Seal)

(Seal)

THIS INSTRUMENT WAS PREPARED BY:

J. Patrick Donnell
79 W. Monroe St., #900
Chicago, IL 60603

SEND TAX BILLS TO:

Susan M. Chorba
1107 Cleveland St.
Evanston, IL 60202-2114

State of Illinois }
County of Cook } ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Thomas J. Chorba and Susan M. Chorba

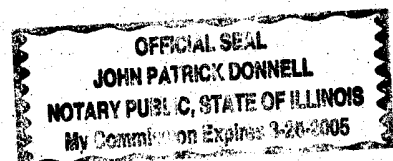
personally known to me to be the same person s whose name s subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including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

Given under my hand and notarial seal this 14th day of December, 2004.

John Patrick Donnell
NOTARY PUBLIC

PROPERTY ADDRESS:

430 Custer Ave., Evanston, IL 60202
962 Harvard Terrace, Unit 2 & P-4, Evanston, IL



AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE LAND TRUST COMPANY
171 N. CLARK STREET ML04LT
CHICAGO, IL 60601-3294

Buyer under provisions of Paragraph B, Section 31-40,
Real Estate Transfer Tax Act.

12-14-2004

Date

Patrick Donnell
Buyer, Seller or Representative

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LEGAL DESCRIPTION

LOT 2 IN KORSHAK'S RESUBDIVISION OF LOTS 17 AND 18 (EXCEPT THOSE PARTS OF LOTS 17 AND 18 TAKEN FOR WIDENING AUSTIN AVENUE) IN BLOCK 6 IN MERRILL LADD'S ADDITION TO EVANSTON IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 3, 1957 AS DOCUMENT NUMBER 17079394 IN BOOK 508 OF PLAT PAGE 10 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER: 11-30-104-028-0000

COMMONLY KNOWN AS: 430 CUSTER AVENUE, EVANSTON, IL 60202

Property of Cook County Clerk's Office

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UNIT 962-2 AND P-4 IN RIDGE TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOT 15 IN BLOCK 4 IN EVANSTON HEIGHTS, A SUBDIVISION OF LOTS 16 AND 18 AND (EXCEPT THE WEST 198 FEET OF THE NORTH 94 FEET) LOT 15 AND (EXCEPT THE WEST 198 FEET) LOT 20 IN COUNTY CLERKS DIVISION IN THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF RIDGE AVENUE AND THE SOUTH LINE EXTENDED EAST OF LOT 15 IN BLOCK 4 IN EVANSTON HEIGHTS AFORESAID; THENCE SOUTHERLY ALONG SAID CENTER LINE TO A POINT 368 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION, BEING THE NORTHEAST CORNER OF RIDGE VIEW SUBDIVISION IN SAID NORTHWEST 1/4; THENCE WEST ALONG SAID NORTH LINE 233 FEET; THENCE NORTHERLY, PARALLEL WITH THE CENTER LINE OF RIDGE ROAD, TO THE SOUTH LINE OF LOT 15 IN BLOCK 4 IN EVANSTON HEIGHTS AFORESAID, EXTENDED WEST; THENCE EAST ALONG THE SOUTH LINE OF LOT 15 AND SAID SOUTH LINE EXTENDED, TO THE PLACE OF BEGINNING (EXCEPT THE WESTERLY 17.38 FEET THEREOF DEDICATED FOR PUBLIC ALLEY BY PLAT FILED AS DOCUMENT NUMBER 1337290 AND EXCEPT THAT PORTION THEREOF LYING IN RIDGE AVENUE) IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 96109783 AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 11-30-116-022-1024 and 11-30-116-022-1028

Address of Real Estate: 962 Harvard Terrace, Unit 2 and P-4, Evanston, IL 60202

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STATEMENT BY 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 title to real estate under the laws of the State of Illinois.

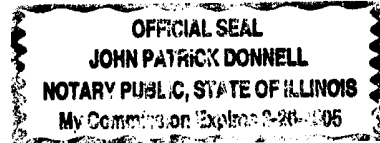
Dated Dec 14 2004

Signature Susan M. Chorba
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Susan M. Chorba
THIS 14th DAY OF December
192004

Susan M. Chorba

NOTARY PUBLIC John Patrick Donnell
John Patrick Donnell



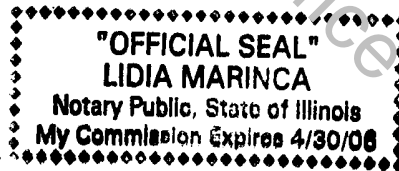
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date DEC 14 2004

Signature Patrick Donnell
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID _____
THIS DEC 14 2004
19 _____

NOTARY PUBLIC Lidia Marinca



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.]