

UNOFFICIAL COPY

WARRANTY DEED IN TRUST
475 East 162nd Street
South Holland, IL 60473



Doc#: 0501334072
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 01/13/2005 11:48 AM Pg: 1 of 4

THIS INDENTURE WITNESSETH, That the Grantor, Louis Day (a married man) & Michael John Day
(a married man)

of the County of Cook and State of Illinois, for and in consideration
of the sum of Ten Dollars (\$ 10.00),

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant unto
MB Financial Bank, N.A., a National Banking Association, as Trustee under the provisions of a certain Trust Agreement, dated the
3rd day of January, 20 05, and known as

Trust Number 12591, the following described real estate in the County of Cook and State of Illinois, to-wit:

Legal Description: **NEITHER THE GRANTORS NOR THEIR SPOUSE HAVE A HOMESTEAD INTEREST IN SAID REAL ESTATE.**

SEE ATTACHED FOR LEGAL DESCRIPTION

**EXEMPT UNDER 35 ILCS 200/31-30
200/31-45. (e)**

SUBJECT TO:

PIN: SEE ATTACHED FOR PIN NUMBERS

TO HAVE AND TO HOLD the said real estate 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 subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys ~~and to create any subdivision or part thereof~~, and to re-subdivide 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 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 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.

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 this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency or 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 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 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) of the conveyance is made to a 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.

Continued on reverse side

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This conveyance is made upon the express understanding and condition that neither MB Financial Bank, N.A., individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, 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 the Trustee in connection with said real estate may be entered into by it, 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 whomsoever and whatsoever shall be charges with notice of this condition from the date of the filing for record 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 hereunder shall have any title or interest, legal or equitable, in or to said real estate, as such only an interest in the earnings, avails and proceeds thereof as aforesaid.

Any corporate successor to the trust business of any corporate trustee named herein or acting hereunder shall become trustee in place of its predecessor, without the necessity of any conveyance or transfer.

Any the said Grantor _____ hereby expressly waive _____ and release _____ any and all right or benefit under and by virtue of any and All statutes of the State of Illinois, providing the exemption of homesteads from sale on execution or otherwise.

In Witness whereof, the grantor aforesaid has hereunto set his/her hand and seal this 12th day of January, 2005.

LOUIS DAY (SEAL)

MICHAEL JOHN DAY (SEAL)

(SEAL)

(SEAL)

State of Illinois

LINDA DAY

, a Notary Public in and for said County,

County of Cook

in the state aforesaid, do hereby certify that Louis Day (a married man) & Michael John Day (a married man)

personally known to me to be the same person whose names _____ 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.

This instrument was drafted by

F. Ronald Buoscio

Given under my hand and notary seal this 12th day of January, 2005

Notary Public

OFFICIAL SEAL
LINDA DAY

NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/21/08

MB FINANCIAL BANK, N.A.

211 E. Ohio, Unit 625, Chicago, IL 60611

For information only insert property address.

AFTER RECORDING MAIL TO

BUOSCIO & BUOSCIO
17130 TORRENCE AVE.
SUITE 400
EANSING, IL 60438

BUOSCIO & BUOSCIO
17130 TORRENCE AVE.
SUITE 400
EANSING, IL 60438



PARCEL 1: UNIT 625 IN THE GRAND OHIO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 20 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH EASEMENT CREATED BY DOCUMENT 8491432 AS AMENDED BY DOCUMENT 26279882, EASEMENT CREATED BY DOCUMENT NUMBER 17543160 AND EASEMENT CREATED BY DOCUMENT NUMBER 26150981; WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE GRAND OHIO CONDOMINIUM, RECORDED AS DOCUMENT NO. _____ (THE "DECLARATION"). TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS (AS DEFINED IN THE DECLARATION), IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, SUPPORT, MAINTENANCE AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER _____.

PARCEL 3: VALET PARKING RIGHT Valet 103 APPURTENANT TO PARCEL 1 TO HAVE ONE PASSENGER VEHICLE PARKING IN PARKING AREA AS SET FORTH IN THE DECLARATION.

ANY TENANT OCCUPYING THE ABOVE DESCRIBED UNIT WHICH IS THE SUBJECT OF THIS SPECIAL WARRANTY DEED AT THE TIME THE CONTRACT FOR THAT PROPERTY WAS SIGNED EITHER HAD NO RIGHT OF FIRST REFUSAL OR OPTION TO PURCHASE AT THAT TIME OR HAS WAIVED OR FAILED TO EXERCISE THAT RIGHT OF FIRST REFUSAL OR OPTION TO PURCHASE.

GENERAL:

WITH RESPECT TO PARCELS 1, 2 AND 3, GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE PROPERTY WHICH IS THE SUBJECT OF THIS SPECIAL WARRANTY DEED, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS SPECIAL WARRANTY DEED IS SUBJECT TO (i) ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN THE DECLARATION THE SAME AS THOUGH THE PROVISIONS OF THE DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN, AS AMENDED FROM TIME TO TIME, AND IN THE DECLARATION OF EASEMENTS; (ii) GENERAL REAL ESTATE TAXES ARE NOT YET DUE AND PAYABLE; (iii) SPECIAL TAXES AND ASSESSMENTS (ii) FOR IMPROVEMENTS NOT YET COMPLETED; (iv) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (v) COVENANTS, CONDITIONS, RESTRICTIONS, AND BUILDING LINES OF RECORD; (vi) PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; (vii) ENCROACHMENTS; (viii) PUBLIC, PRIVATE AND UTILITY EASEMENTS OF RECORD; (ix) LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM ACT; (x) INSTALLMENTS DUE AFTER CLOSING FOR ASSESSMENTS LEVIED PURSUANT TO THE DECLARATION; AND (xi) ACTS DONE OR SUFFERED BY THE PURCHASER.

COMMONLY KNOWN AS: 211 East Ohio, Unit 625
Chicago, IL 60611

- PIN NUMBERS: 17-10-209-002
- 17-10-209-003
- 17-10-209-008
- 17-10-209-010
- 17-10-209-011

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STATEMENT BY GRANTOR AND GRANTEE

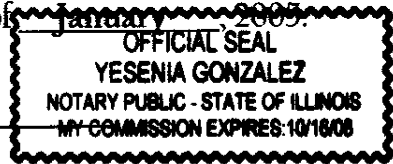
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 January 13, 2005

Signature: Nancy T. Wolframski
Grantor or Agent

Subscribed and Sworn to before me by the said

Nancy T. Wolframski this 13th day of January, 2005.
Notary Public Yesenia Gonzalez



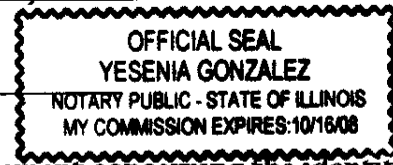
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 January 13, 2005

Signature: Nancy T. Wolframski
Grantor or Agent

Subscribed and Sworn to before me by the said

Nancy T. Wolframski this 13th day of January, 2005.
Notary Public Yesenia Gonzalez



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.)