## WARRANT LIEU OFFICIAL COPY



THIS INDENTURE WITNESSETH, That the Grantor

OAK LEAF PROPERTIES, L.L.C., an Illinois limited liability company, 3240 W. Fullerton Parkway, Chicago, IL 60647

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 variable considerations in hand paid, CONVEY and WARRANT unto the CHICAGO TIFLE LAND TRUST COMPANY, a corporation of Illinois, whose address is 171. Clark Office Street, Chicago, IL 60601/3294,



Doc#: 0501411016
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/14/2005 08:56 AM Pg: 1 of 3

as Trustee under the provisions c. a trust agreement dated the 6<sup>th</sup> day of April, 2001, known as Trust Number 1109652, the following described real estate in ne County of Cook and State of Illinois, to-wit:

LOT 26 IN BLOCK 2 IN CLARKSON'S SUBDIVISION OF PART OF THE SOUTH WEST QUARTER OF THE NORTH WEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Number: 13-36-114-020

P.N.T.N.

TO HAVE ANDTO 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 premises 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 increof 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 lease's 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

Form 91 R 7/98



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REAL ESTATE TRANSFER TAX	0016800	FP 103021		REAL ESTATE
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CITY TAX

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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, (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.

The real estate is a vacant lot and does not constitute homestead property under Illinois law. This Warranty Deed is subject to: Property subject to: (a) covenants conditions and restrictions of record which do not interfere with Crantee's intended use of the real estate; (b) public and utility easements; (c) general real estate taxes not due and payable as of the date hereof; (d) encroachment of brick patio located on lot 26, immediately east of the garage, onto the property located immediately south; and (e) encroachment of building located on lot 25 which appears to overhand onto lot 26 by approximately 0.33 inches

In Witness Whereof, the grathis 7thday of	antor aforesaid has 20 <u>04</u>	hereunto set his	hand and seal
OAK LEAF PROPERTIES, an Illinois limited liability con			
Mark A. Fishman, Member	(Sea)		
THIS INSTRUMENT WAS F	PREPARED BY:	042	
Robert F. Miller 200 W. Madison St., Suite 2 Chicago, IL 60606-3416	2040	C/O	
State of	)	I, the undersigned, a No ary Pul	blic in and for said County and
and delivered the said instru	iment as <u>his</u> free and vol	State aforesaid, do hereby certiful Member of OAK LEAF PROPER to me to be the same persons re me this day in person and acknowluntary act and the free and voluntary in set forth, including the release and	fy that MARK A. FISHMAN, RTIES, L.L.C., personally whose name is vledged that he signed, sealed y act of CAK LEAF
Given under my hand and n	otarial seal this <u>7</u> day of	October_, 2004	
	•	NOTARY PUBLIC (A	
PROPERTY ADDRESS:		NOTART FUBLIC	MOFFICIAL SEAL"

2114 N. Whipple (Lot 26), Chicago, IL 60647

AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE LAND TRUST COMPANY 171 N. CLARK STREET ML09LT CHICAGO. IL 60601-3294

OR BOX NO. 333 (COOK COUNTY ONLY)