

UNOFFICIAL COPY



0506841000

Doc#: 0506841000
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/09/2005 09:26 AM Pg: 1 of 3

2060045106m7c
WARRANTY DEED IN TRUST

The above space is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s)

Nenad Zanic, married to Verica Zanic

709 West Brompton, # 71, Chicago, Illinois 60657

of the County of Cook and State of Illinois for and in consideration of TEN and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand, paid, Convey and warrant unto PARKWAY BANK AND TRUST COMPANY, 4800 N. Harlem Avenue, Harwood Heights, Illinois 60656, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 23rd day of Dec. 2004, known as Trust Number 13888, the following described real estate in the County of _____ and State of Illinois, to-wit:

Unit 510 in the 663 West Grace St. Condominium, as delineated on Plat of Survey of the following described real estate: Lots 1, 2 and 3 in P.N. Kohesatt's addition to Chicago, being a subdivision of Lots 1, 2, 3, 12, 13 and 14 in Block 6 of Hundley's Subdivision of Lots 3 to 21 and Lots 33 to 37 in Pine Grove in Fractional Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which Survey is attached as Exhibit "A" to Declaration of Condominium recorded as document 26104048, together with its undivided percentage interest in the common elements.

PIN # 14-21-106-034-1072

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 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 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 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 premise 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.

M.G.R. TITLE

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Property of Cook County Assessor's Office

STATE OF ILLINOIS

STATE TAX



MAR -8.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000076626

REAL ESTATE
TRANSFER TAX

0015200

FP326669

FP326670
0007600
REAL ESTATE
TRANSFER TAX

0000153434

MAR -8.05

COOK COUNTY
REAL ESTATE TRANSACTION TAX



COOK COUNTY
REVENUE STATE

City of Chicago
Dept. of Revenue
370817



Real Estate
Transfer Stamp
\$1,140.00

03/08/2005 13:57 Batch 02282 70

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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 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 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 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 for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor _____ a (or) said ha _____ hereunto set _____ hand _____
 and seal this 2nd day of March 19xx 2005

 Nenad Zaric _____ Verica Zaric _____

THIS INSTRUMENT WAS PREPARED BY:

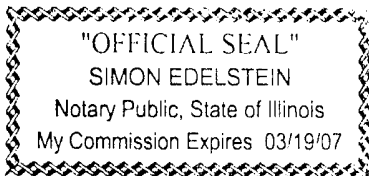
Simon Edelstein, 939 West Grace, Chicago, Illinois 60613

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 Nenad Zaric, married to Verica Zaric and Verica Zaric married to Nenad Zaric

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 of homestead.

Given under my hand and notarial seal this 2nd day of March 192005



 Notary Public

PARKWAY BANK AND TRUST COMPANY
4800 N. HARLEM AVENUE
HARWOOD HEIGHTS, ILLINOIS 60656
BOX 282

663 West Grace, Unit 510, Chicago

For information only insert street address of above described property