

UNOFFICIAL COPY

DEED IN TRUST



MAIL RECORDED DEED TO:

Bridgeview Bank Group
4753 N. Broadway
Chicago, Illinois 60640

Doc#: **0507539093**
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 03/16/2005 04:08 PM Pg: 1 of 5

TAX BILLS TO:

CMK Development
1637 N. Milwaukee Ave.
Chicago, IL 60647

THIS INDENTURE, WITNESSETH,
that the party of the first part,

Name of Grantor(s), **1430 C1, LLC**, an Illinois limited liability company

Address of Grantor(s), 1637 N. Milwaukee Ave., Chicago, IL 60647

of the County of Cook, and State of Illinois for and in consideration of Ten and no/100ths-----
(\$10.00)--Dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto
BRIDGEVIEW BANK GROUP, an Illinois Corporation, 4753 N. Broadway, Chicago, Illinois 60640, as Trustee
under the provisions of a Trust Agreement dated the 11th day of March, 2005, and known as **Trust Number**
1-3179 the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED.

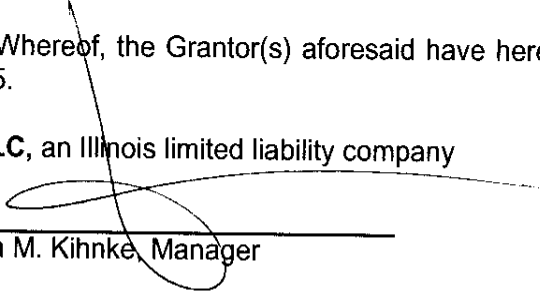
Permanent Real Estate Index Numbers: 17-22-107-060-1101

Address of Real Estate: 1430 S. Michigan Avenue, Commercial Space 1, Chicago, IL

And the said Grantors 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 exemption of homesteads from sale on execution or
otherwise.

In Witness Whereof, the Grantor(s) aforesaid have hereunto set their hand(s) and seal this 15th day of
March, 2005.

1430 C1, LLC, an Illinois limited liability company



Colin M. Kihnke, Manager

UNOFFICIAL COPY

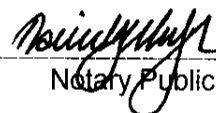
DEED IN TRUST

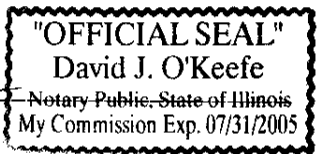
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Colin M. Kihnke, Manager of **1430 C1, LLC** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the state and purposes therein set forth, including the release and the waiver of the right of homestead.

Given under my hand and notarial seal this 15th day of March, 2005.

Property of [Watermark]


Notary Public



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 improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide 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 99 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 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 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 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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) the said Trustee, or any successor in trust, was duly

UNOFFICIAL COPY

DEED IN TRUST

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.

This conveyance is made upon the express understanding and conditions that neither Bridgeview Bank Group individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their 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 the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, 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 charged 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 but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Bridgeview Bank Group the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 limitation", or words of similar import in accordance with the statute in such case made and provided

This Instrument was prepared by:

David J. O'Keefe
Schain, Burney, Ross & Citron, Ltd.
222 N. LaSalle Street, Suite 1910
Chicago, IL 60601

STATE OF ILLINOIS TRANSFER STAMPS

Exempt under provisions of Paragraph 4,
Section e of the Real Estate Transfer Tax Act.

Date: 3.15, 2005

Buyer, Seller or Representative

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

UNIT C-1 IN THE MICHIGAN GARDEN TERRACES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL A:

LOTS 19, 20 AND THE NORTH ½ OF LOT 21 (EXCEPT PART TAKEN FOR ALLEY) IN THE SUBDIVISION OF LAVANTIA SPRING ADMINISTRATIX OF PART OF THE NORTHWEST FRACTIONAL ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL B:

LOTS 17, 18 AND 19 IN BLOCK 16 IN HERRINGTON'S ADDITION TO CHICAGO SAID ADDITION BEING A SUBDIVISION OF BLOCKS 14 TO 17, INCLUSIVE IN ASSESSOR'S DIVISION OF THE NORTHWEST FRACTIONAL ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00848586 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PIN: 17-22-107-060-1101

UNOFFICIAL COPY

002/009

STATEMENT BY GRANTOR AND GRANTEE

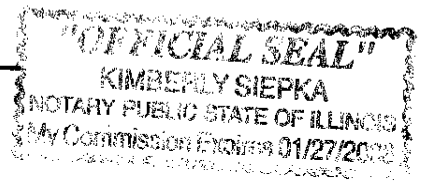
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 3/16/05

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me this 16th day of March, 2005

Notary Public: [Handwritten Signature]



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: 3/16/05

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me this 16th day of March, 2005

Notary Public: [Handwritten Signature]

