

UNOFFICIAL COPY



QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, That the
Grantor
2028 Belmont LLC, an Illinois
Limited Liability Company



Doc#: 0511518090
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 04/25/2005 02:26 PM Pg: 1 of 4

of the County of Cook
and State of Illinois
For and in consideration of TEN AND
00/100 DOLLARS, and other good and
valuable considerations in hand paid,
CONVEY and QUITCLAIM unto the
CHICAGO TITLE LAND TRUST
COMPANY, a corporation of Illinois,
whose address is 171 N. Clark Street,
Chicago, IL 60601-3294, as Trustee, successor to Cole Taylor Bank
under the provisions of a trust
agreement dated the 28th day
of March, 2005,
known as Trust Number 55-001050
and State of Illinois, to-wit:

Reserved for Recorder's Office

SEE EXHIBIT A ATTACHED

Permanent Tax Number: 14-19-331-032-0000 and 14-19-331-033-0000

I hereby declare that the deed represents a transaction exempt under provision
Paragraph E, Section 4, of the Real Estate Transfer Act.

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

UNOFFICIAL COPY

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 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 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 aforesaid ha hereunto set hand and seal this 25th day of April, 2005

2028 Belmont, LLC (Seal)
by: Valdir Barion, Managing Member (Seal)

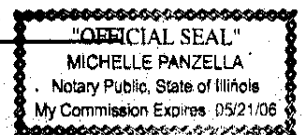
THIS INSTRUMENT WAS PREPARED BY: Richard Indyke, 221 N. LaSalle St., Suite 1200, Chicago, Illinois 60601
SEND TAX BILLS TO:

State of County of Managing Member of 2028 Belmont LLC, an Illinois Limited Liability Company
I, the undersigned, a Notary Public in and for said County and State aforesaid hereby certify that Valdir Barion,

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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 25th day of April, 2005

Michelle Panzella
NOTARY PUBLIC



PROPERTY ADDRESS: 2028 West Belmont, Unit 3W, Chicago, Illinois 60618

AFTER RECORDING, PLEASE MAIL TO: CHICAGO TITLE LAND TRUST COMPANY, 171 N. CLARK STREET ML04LT, CHICAGO, IL 60601-3294

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION: PARCEL 1: UNIT 3 WEST IN THE 2028 W. BELMONT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 36 AND 37 IN BLOCK 2 IN OSCAR CHARLES SUBDIVISION OF BLOCK 48 IN OGDEN'S SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4); WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON DECEMBER 30, 2004 AS DOCUMENT NUMBER 0436544008 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS ON DECEMBER 30, 2004 AS DOCUMENT NUMBER 0436544007.

PERMANENT REAL ESTATE INDEX NUMBER: 14-19-331-032-0000
14-19-331-033-0000

ADDRESS OF REAL ESTATE: 2028 WEST BELMONT, UNIT 3W
CHICAGO, ILLINOIS

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

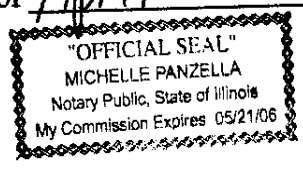
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 April 25th 2005

Signature: _____
Grantor or Agent

Signed and Sworn to before me this 25th day of April, 2005

Michelle Panzella
Notary Public



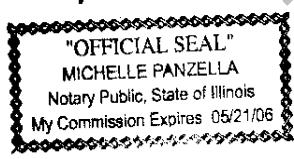
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 April 25 2005

Signature: _____
Grantee or Agent

Signed and Sworn to before me this 25th day of April, 2005

Michelle Panzella
Notary Public



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.

[Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]