

UNOFFICIAL COPY

Warranty Deed In Trust

THIS INDENTURE WITNESSETH, that
Grantor, DEVELOPERS, INC.,
an Illinois corporation,
of 3740 West North Avenue,
of the City of Chicago,



Doc#: **0513103038**
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 05/11/2005 10:43 AM Pg: 1 of 3

of the County of Cook and
State of Illinois, for and in consideration in
hand paid, and of other good and valuable
considerations, receipt of which is hereby

duly acknowledged. Convey and Warrant unto Harris Trust and Savings Bank, an Illinois banking corporation, organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustees under the provisions of a certain Trust Agreement, dated the 1st day of July, 20 04, and known as Trust Number HTB-1511, grantee, the following described real estate (hereinafter the "Premises") situated in Cook County, Illinois, to wit:

Lot 40 in Block 2 in Derby's Subdivision of the Southwest quarter of the Northwest quarter of Section 10, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

CKA: 4917 South Wabash Avenue, Chicago, IL 60615

"Exempt under provisions of Paragraph E,
Sec. 4, Real Estate Transfer Act."

[Signature] 5/5/05
Buyer, Seller, or Representative (Date)

Permanent Index No. 20-10-113-008-0000

The Powers and authority conferred upon said Trust Grantee are recited on the reverse side hereof and incorporated herein by reference. And the said grantor hereby expressly waive S and release S any and all right or benefit un fee, 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 S hereunto set its hand and seal this 28th day of April 20 05.

DEVELOPERS, INC.
By: [Signature] (SEAL)
Leigh J. Ballen, President

Attest:
By: [Signature] (SEAL)
Adolfo Castellanos, Secretary

_____(SEAL) _____(SEAL)

THIS INSTRUMENT PREPARED BY: BRUCE N. TINKOFF, 413 East Main Street, Barrington, IL 60010



UNOFFICIAL COPY

Easements, restrictions, covenants and conditions of record and general
SUBJECT TO: real estate taxes for 2004 and subsequent years.

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 considerations to convey said real estate or any part thereof to a successors in trust and to grant to such successor or successors in trust all the title of 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, 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 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 to the applications 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, whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

This conveyance is made upon the express understanding and condition that neither Harris Trust and Savings Bank, 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 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 the earnings avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Harris Trust and Savings Bank the entire legal and equitable title in fee simple, in and to all of the real estate above described.

COUNTY OF Cook)

) SS I, the undersigned, a Notary Public in and for said county, in the State aforesaid, do hereby certify

STATE OF ILLINOIS)

) that Leigh J. Ballen, President, and Adolfo Castellanos,

Secretary of Developers, Inc., are

personally known to me to be the same person whose name s are subscribed to the foregoing instrument, appeared before me this day in person and acknowledge 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.

and as the free and voluntary act of the aforesaid corporation,

Given under my hand and notarial seal this 26th day of April 20 05

Ada I. Gorder
NOTARY PUBLIC

GRANTEE'S ADDRESS:

HARRIS TRUST AND SAVINGS BANK

Street 201 S. Grove Ave.
City Barrington, IL
Zip Code 60010

"OFFICIAL SEAL"
ADA I. GORDER
NOTARY PUBLIC, STATE OF ILLINOIS

4917 South Wabash Ave., Chicago, IL 60615

ADDRESS OF PROPERTY

3740 W. North Ave., Chicago, IL 60647

TAXES TO BE MAILED TO:



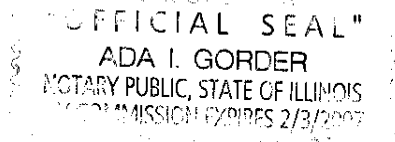
UNOFFICIAL COPY**STATEMENT BY GRANTOR AND GRANTEE**

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.

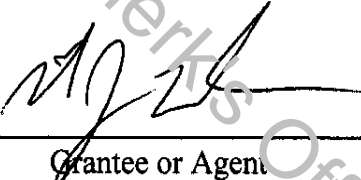
DATED: 4/28/05 SIGNATURE: 
Grantor or Agent

SUBSCRIBED AND SWORN TO before me
this 28th day of April, 2005.


Notary Public

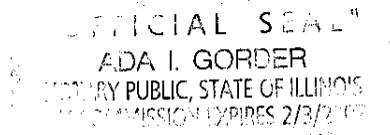


THE GRANTEE or his agent affirms that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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 title to real estate under the laws of the State of Illinois.

DATED: 4/28/05 SIGNATURE: 
Grantee or Agent

SUBSCRIBED AND SWORN TO before me
this 28th day of April, 2005.


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.

(Attach 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 Act.)