



Doc#: 0516035070  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 06/09/2005 08:17 AM Pg: 1 of 5

Warranty Deed  
In Trust

THIS INDENTURE WITNESSETH, that  
Grantor  
~~MAHAVIR ENTERPRISES, LLC~~

of the County of Lake 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 25th day of April, 2005, and  
known as Trust Number HIE 7567, grantee, the following described real estate (hereinafter the "Premises") situated  
in Cook County, Illinois, to wit:

see attached legal description

TICOR TITLE INSURANCE

Permanent Index No. 14-29-407-064, 14-29-407-065

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 and release any and all right or benefits 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 26th  
day of April 2005.

by: Kamal Chhabria (SEAL) \_\_\_\_\_ (SEAL)  
KAMAL CHHABRIA, Manager

\_\_\_\_\_(SEAL) \_\_\_\_\_(SEAL)

THIS INSTRUMENT PREPARED BY: E. KENNETH SUSKIN, Attorney, 731 N. Milwaukee Av.  
Libertyville, IL. 60048

# UNOFFICIAL COPY

**SUBJECT TO:**

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.

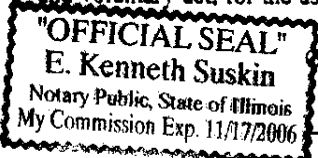
In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the applications 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 \_\_\_\_\_ )  
STATE OF ILLINOIS ) SS I, the undersigned, a Notary Public in and for said county, in the State aforesaid, do hereby certify that KAMAL CHHABRIA, Manager

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 acknowledge that he \_\_\_\_\_ 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 26 day of April 2005

*[Signature]*  
NOTARY PUBLIC

MAIL TO GRANTEE'S ADDRESS:  
HARRIS TRUST AND SAVINGS BANK



Street 201 S. Grove Ave.  
City Barrington, Illinois 60010  
Zip Code \_\_\_\_\_

2660-62 N. Halsted St., Chicago, IL. 60614  
ADDRESS OF PROPERTY  
201 S. Grove Av., Barrington, IL. 60010  
TAXES TO BE MAILED TO:

# UNOFFICIAL COPY

SUBJECT TO:

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.

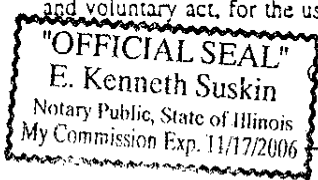
The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal 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 \_\_\_\_\_ )

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

STATE OF ILLINOIS )

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 acknowledge 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 26 day of April 2005

*[Signature]*

NOTARY PUBLIC

MAIL TO GRANTEE'S ADDRESS:

HARRIS TRUST AND SAVINGS BANK



Street 201 S. Grove Ave  
City Barrington, Illinois 60010  
Zip Code \_\_\_\_\_

2660-62 N. Halsted St., Chicago, IL. 60614

ADDRESS OF PROPERTY


201 S. Grove Av., Barrington, IL. 60010

TAXES TO BE MAILED TO:

# UNOFFICIAL COPY

**CITY TAX**

**CITY OF CHICAGO**



JUN. -4.05


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000017854

REAL ESTATE TRANSFER TAX
06187.50
FP 102803

**STATE TAX**

**STATE OF ILLINOIS**



JUN. -4.05


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000027905

REAL ESTATE TRANSFER TAX
00825.00
FP 102809

**COUNTY TAX**

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



JUN. -4.05

REVENUE STAMP

# 0000027827

REAL ESTATE TRANSFER TAX
00412.50
FP326707

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

EXHIBIT "A"

## LEGAL DESCRIPTION

UNITS C1 AND C2 IN THE PALACE ON HALSTED CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

**SUB-PARCEL 1:**

LOT 1 AND THE NORTH 21 FEET OF LOT 2 IN REYNOLDS' SUBDIVISION OF THE EAST 5 ACRES OF OUT LOT 14 IN THE CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**SUB-PARCEL 2:**

THE SOUTH 25 FEET OF LOT 13 IN MC DAID'S SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 5 ACRES OF BLOCK 9 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0511919049; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

commonly known as: 2660 N. Halsted, Units C1 and C2, Chicago, Illinois 60622

Part of Permanent Index No.: 14-29-407-064 and -065

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE AND GRANTEE'S SUCCESSORS AND ASSIGNS AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO: ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT; LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS, OR PORTIONS THEREOF, IF ANY; AND, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, ENCROACHMENTS, BUILDING LINE RESTRICTIONS AND ANY VIOLATIONS THEREOF AND USE OR OCCUPANCY RESTRICTIONS.

THE UNIT IS NOT OCCUPIED BY ANY TENANT, AND THE PRIOR TENANT, IF ANY, WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.