

UNOFFICIAL COPY

This instrument prepared by:

Larry A. Sultan
1601 Sherman Avenue
Suite 200
Evanston, IL 60201



Doc#: 0528735089 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/14/2005 09:44 AM Pg: 1 of 3

Mail future tax bills to:

Robert Gillett
1133 Willow Lane
Northbrook, IL 60062

Mail this recorded instrument to:

DEAN E. SOLOVY
4040 LINDENWOOD
NORTHBROOK, IL 60062

1368616

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH that the Grantor(s), Karl J. Stark and Kristin M. Wolf, husband and wife, of the city of Chicago, State of Illinois, for and in consideration of \$421,580.00 Dollars, and other good and valuable considerations in hand paid, conveys and warrants unto Grantee(s), Robert W. Gillett as Trustee under a trust agreement dated the 19th day of August, 1991, and known as the Robert W. Gillett Trust f/b/o Emily E. Gillett, the following described real estate in the County of COOK and State of Illinois, to wit:

UNIT NO. 302 AND G-8 N STONEGATE MANOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 31 IN PINE GROVE, BEING A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF A LINE DRAWN EAST AND WEST AND 157.6 FEET NORTH OF THE SOUTH LINE OF SAID LOT WITH THE WESTERLY LINE OF SAID LOT; AND RUNNING THENCE EAST 35.50 FEET THENCE DUE SOUTH TO THE WESTERLY LINE OF SAID LOT; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE TO THE POINT OF BEGINNING; ALSO LOT 9 IN THE SUBDIVISION OF LOT 39 IN PINE GROVE, AFORESAID, EXCEPTING THEREFROM A PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 9; RUNNING THENCE WEST ON THE SOUTH LINE OF SAID LOT 9 TO A POINT 52 FEET EAST OF THE WEST LINE THEREOF; THENCE DUE NORTH TO THE EASTERLY LINE OF SAID LOT; THENCE SOUTHEASTERLY TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 99527497, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 14-21-309-073-1004 and
14-21-309-073-1016

Property Address: 708 W. Aldine, Units 302 & G-8, Chicago, IL 60657

zh

together with the tenements and appurtenances thereunto belonging.

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 re-subdivide 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, to pledge or otherwise to encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion,

ATGF INC.







UNOFFICIAL COPY

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 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, her, 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(s) hereby expressly waive(s) and release(s) 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.

STATE TAX  OCT.-4.05 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000005349	REAL ESTATE TRANSFER TAX 0042200 FP326652	CITY TAX  OCT.-4.05 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000012759	REAL ESTATE TRANSFER TAX 0090000 FP326650
COUNTY TAX  OCT.-4.05 REAL ESTATE TRANSACTION TAX REVENUE STAMP	# 0000020547	REAL ESTATE TRANSFER TAX 0021100 FP326665	CITY TAX  OCT.-4.05 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000012760	REAL ESTATE TRANSFER TAX 0046500 FP326650
CITY TAX  OCT.-4.05 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000012757	REAL ESTATE TRANSFER TAX 0090000 FP326650	CITY TAX  OCT.-4.05 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000012758	REAL ESTATE TRANSFER TAX 0090000 FP326650

