

ILLINOIS STATUTORY

THE GRANTOR, REGAS W. CHEFAS, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID, CONVEYS AND WARRANTS TO: ROBERT BECK, 534 W. ROOSEVELT ROAD, WHEATON, IL 60187, TRUSTEE OF THE 3560 W. PALMER LAND TRUST DATED SEPTEMBER 1, 2005, AND TO ANY AND ALL SUCCESSORS AS TRUSTEE APPOINTED UNDER SAID TRUST AGREEMENT, OR WHO MAY BE LEGALLY APPOINTED, ALL INTEREST IN THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, IN THE STATE OF ILLINOIS, TO WIT:



Doc#: 0529235354 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 10/19/2005 10:04 AM Pg: 1 of 3

LOTS 218 AND .10 IN VANCES SUBDIVISION OF THE NORTH 1/2 OF THE WEST 1/3 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

HEREBY RELEASING AND VAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS, TO HAVE AND TO HOLD SAID PREMISES, FOREVER...

****THIS IS NON-MARITAL & NON-HOMESTEAD PROPERTY AS TO SELLER****

PERMANENT INDEX NUMBER: 13-35-212-019-0000

PROPERTY ADDRESS:

3560 W. PAI MER, CHICAGO IL 60647

TO HAVE AND TO HOLD SAID REAL ESTATE AND APPURTENANCES THERETO UPON THE TRUSTS SET FORTH IN SAID TRUST AGREEMENT AND FOR THE FOLLOWING USES:

1.

- THE TRUSTEE IS INVESTED WITH THE FOLLOWING POWERS: (A) TO MANAGE, IMPROVE, DIVIDE OR SUBDIVIDE THE TRUST PROPIRTY OR ANY PART THEREOF, (B) TO SELL ON ANY TERMS, GRANT OPTIONS TO PURCHASE, CONTRACT TO SELL, TO CONVEY WITH OR WITHOUT CONSIDERATION, TO CONVEY TO A SUCCESSOR IN TRUST, ANY OR ALL OF THE TITLE AND ESTATE OF THE TRUST, AND TO GRANT TO SUCH SUCCESSOR ALL THE POWERS VESTED IN THE TRUSTEE, (C) TO MORTGAGE, ENCUMBER OR OTHERWISE TRANSFER THE TRUST PROPERTY, OR ANY INTEREST THEREIN, AS SECURITY FOR ADVANCES OR LOANS. (D) TO DEDICATE PARKS, STREET, HIGHWAYS OR ALLEYS, AND TO VACATE ANY PORTION OF THE PREMISES, (E) TO LEASE AND ENTER INTO LEASES FOR THE WHOLE OR PART OF THE PREMISES, FROM TIME TO TIME, BUT ANY SUCH LEASEHOLD OR RENEWAL SHALL NOT EXCEED A SINGLE TERM OF 199 YEARS, AND TO RENEW, EXTEND OR MODIFY ANY EXISTING LEASE.
- ANY PARTY DEALING WITH THE TRUSTEE WITH REGARD TO THE TRUST 2. PROPERTY, WHETHER BY CONTRACT, SALE, MORTGAGE, LEASE OR OTHERWISE, SHALL NOT BE REQUIRED TO SEE TO THE APPLICATION OF THE PURCHASE MONEY, LOAN PROCEEDS, RENTAL OR OTHER CONSIDERATIONS GIVEN, NOR SHALL BE REQUIRED TO SEE THAT THE TERMS OF THE TRUST HAVE BEEN COMPLIED WITH, OR TO ENQUIRE INTO THE POWERS AND AUTHORITY OF THE TRUSTEE, AND THE EXECUTION OF EVERY CONTRACT, OPTION, DEAL, MORTGAGE OR OTHER INSTRUMENT DEALING WITH THE TRUST PROPERTY, SHALL BE CONCLUSIVE EVIDENCE IN FAVOR OF EVERY PERSON RELYING UPON OR CLAIMING UNDER SUCH CONVEYANCE OR OTHER INSTRUMENT; THAT AT THE "IME OF THE EXECUTION AND DELIVERY OF ANY OF THE AFORESAID 'NSTRUMENTS, THE TRUST AGREEMENT ABOVE DESCRIBED WAS IN FULL FORCE AND EFFECT: THAT SAID INSTRUMENT SO EXECUTED WAS PURSUANT TO AND IN

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THE AUTHORITY GRANTED THE TRUSTEE, AND IS BINDING UPON THE BENEFICIARY OR BENEFICIARIES UNDER SAID TRUST AGREEMENT; AND IF SAID INSTRUMENT IS EXECUTED BY A SUCCESSOR OR SUCCESSORS IN TRUST, THAT HE OR THEY WERE DULY APPOINTED AND ARE FULLY INVESTED WITH THE TITLE, ESATE., RIGHTS, POWERS AND DUTIES OF THE PRECEDING TRUSTEE.

THE INTEREST OF EACH AND EVERY BENEFICIARY UNDER SAID TRUST 3. AGREEMENT AND HEREUNDER, AND OF ALL PERSONS CLAIMING UNDER ANY OF THE BENEFICIARIES, SHALL BE ONLY IN THE EARNINGS, AVAILS AND PROCEEDS ARISING FROM THE SALE OR OTHER DISPOSITION OF THE TRUST PROPERTY, AND SUCH INTEREST IS HEREBY DECLARED TO BE PERSONAL PROPERTY ONLY, AND THE BENEFICIARY OR BENEFICIARIES OF THE TRUST SHALL NOT HAVE ANY TITLE OR INTEREST THEREIN, LEGAL OR EQUITABLE, EXCEPT AS STATED.

ALL OF THE COVENANTS, CONDITIONS, POWERS, RIGHTS AND DUTIES VESTED HEREBY, IN THE RESPECTIVE PARTIES, SHALL INURE TO AND BE BINDING UPON THEIR HEIRS, LEGAL REPKESENTATIVES AND ASSIGNS.

DATED:

SEPT, PER 8, 2005

REGAS W. CHE

STATE OF ILLINOIS) COUNTY OF COOK)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, CERTIFY THAT REGAS W. CHE'AS, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUPSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED, SEALED AND DELIVERED THE INSTRUMENT AS HER/HIS/THEIR FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THE EIN SET FORTH, INCLUDING THE C/OPTS OFFICE RELEASE AND WAIVER OF THE RIGHT OF HOMESTEAD.

NOTARY PUBLIC

SEAL:

OFFICIAL SEAL MICHAEL W. BRENNOCK NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 9/22/2006

COOK COUNTY-ILLINOIS TRANSFER STAMPS

PREPARED BY:

MICHAEL W. BRENNOCK, CPA

ATTORNEY AT LAW

39 S. LASALLE STREET – SUITE 1025

CHICAGO, IL 60603

TX: 312-641-0363 / FX: 312-236-3431

MAIL TO:

ROBERT BECK, ESQ./534 W. ROOSEVELT RD/WHEATON IL 60187

SEND TAX BILL TO:

US LAND GROUP, LLC/1616 E ROOSEVELT RD #10/WHEATON, IL 60187