

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED IN TRUST



05326270410

Doc#: 0532627041 Fee: \$30.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 11/22/2005 11:32 AM Pg: 1 of 4

TRCOR
0395566

Property of Cook County Clerk's Office

THIS INDENTURE WITNESSETH, That the grantor Julia Ryan of the Village of Oak Park, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and Warrants unto Newberry Hill, LLC, an Illinois Limited Liability Company, whose address is 1850 N. Milwaukee Avenue, Chicago, Illinois 60647, as Trustee under the provisions of a trust agreement dated April 12, 1997, known as the Julia Ryan Trust, the following described Real Estate in the County of Cook and State of Illinois, to wit:

PARCEL 1:

THE WEST 83 FEET OF LOT 36 IN GEORGE ROTH'S SUBDIVISION OF BLOCK 17 IN ASSESSOR'S DIVISION OF THE NORTH QUARTER OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 16 FEET OF LOT 36 IN GEORGE ROTH'S SUBDIVISION OF BLOCK 17 IN ASSESSOR'S DIVISION OF THE NORTH QUARTER OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2003 and subsequent years.

PERMANENT TAX NUMBERS: 17-20-406-015-0000, 17-20-406-016-0000

VOLUME NUMBER: 599

Address(es) of Real Estate: 1715 S. Newberry Avenue Chicago, Illinois 60608

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.

THIS IS TO CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL DOCUMENT.

TICOR TITLE INSURANCE COMPANY


BY Cheryl Costello

BOX 15

UNOFFICIAL COPY

STATE TAX

STATE OF ILLINOIS



NOV. 17.05


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000031330

REAL ESTATE TRANSFER TAX
00197.50
FP 102809

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



NOV. 17.05


REVENUE STAMP

0000031235

REAL ESTATE TRANSFER TAX
00098.75
FP 326707

CITY TAX

CITY OF CHICAGO



NOV. 17.05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000020791

REAL ESTATE TRANSFER TAX
01477.50
FP 102803

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 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.

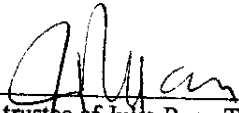
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, money borrowed or advanced on 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 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 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(s) aforesaid has hereunto set her hand(s) and seal(s) this 31st day of

March, 2005.

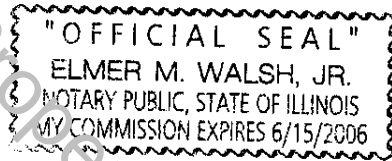

 _____ (SEAL)
 Julia Ryan as trustee of Julia Ryan Trust Agreement
 dated 04/12/1997 and known as the Julia Ryan Trust

UNOFFICIAL COPY

State of Illinois County of Cook

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby CERTIFY THAT Julia Ryan 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 she signed, sealed and delivered the said instrument as her 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 31st day of MARCH, 2005.



Elmer M. Walsh, Jr. (Notary Public)

Prepared By: Elmer M. Walsh, Jr.
P.O. Box 129
Winnetka, Illinois 60093

Mail To:
John D. Klise
1478 W. Webster Avenue
Chicago, Illinois 60614

Name & Address of Taxpayer:
~~Lip Property Company~~ Newberry Hill, LLC
1850 N. Milwaukee Avenue
Chicago, Illinois 60647

Property of Cook County Clerk's Office