

# UNOFFICIAL COPY



Doc#: 0603143342 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/31/2006 01:14 PM Pg: 1 of 3

## SPECIAL WARRANTY DEED IN TRUST

THIS INDENTURE is made as of January 27, 2006 by 2938 W. Peterson LLC, an Illinois limited liability company, whose address is 19 South LaSalle Street, Suite 1000, Chicago, Illinois 60603 ("Grantor"), in favor of Albany Bank & Trust Company, N.A., as Trustee under Trust Agreement dated January 10, 2006 and known as Trust No. 11-6094 (hereinafter referred to as "said Trustee") and unto all and every successor or successors in trust under said trust agreement, whose address is 3400 West Lawrence Avenue, Chicago, Illinois 60625 ("Grantee"). For and in consideration of the sum of \$10.00 and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its respective successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

Lots 6 to 9, both inclusive, (except those parts falling in Peterson Avenue), in Block 4 in Nixon and Prasses Lincoln Peterson Avenue Addition to North Edgewater, in Northwest Quarter of Section 1, Township 40 North, Range 13, East of the Third Principal Meridian, according to the Plat filed in the Registrar's Office of Cook County, Illinois on June 19, 1917 as document LR74453 and recorded as document 6133092, in Cook County, Illinois.

PINS: 13-01-127-028, 13-01-127-029, 13-01-127-030, 13-01-127-031

Address: 2938 West Peterson Avenue, Chicago, Illinois

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. See attached RIDER for power and authority of said Trustee.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee and its respective successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and its respective successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject to covenants, conditions, easements and restrictions of record and general real estate taxes not yet due and payable.

Box 400-CTCC

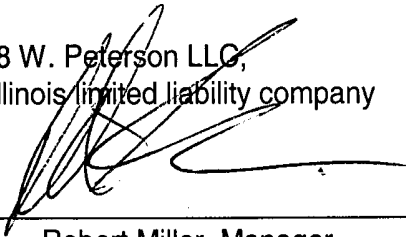
8297 951 22RF 1074

3/1/06

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the GRANTOR has caused its name to be signed to this Special Warranty Deed the day and year first above written.

2938 W. Peterson LLC,  
an Illinois limited liability company

By:   
Robert Miller, Manager

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that Robert Miller, the Manager of 2938 W. Peterson LLC, an Illinois limited liability company, who is 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 he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act and deed of said companies for the uses and purposes therein set forth.

Given under my hand and notarial seal this 27<sup>th</sup> day of January, 2006.

SEAL

  
Notary Public


This document was prepared by:

Glenn D. Taxman, Esq.  
Much Shelist et al.  
191 North Wacker Drive, Suite 1800  
Chicago, Illinois 60606




After recording mail to:


Barry E. Morgen, Esq.  
7101 North Cicero Avenue, Suite 101  
Lincolnwood, Illinois 60712

STATE OF ILLINOIS	
	JAN. 30. 06
STATE TAX	REAL ESTATE TRANSFER TAX
# 0000004554	0200000
	FP 103024
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

Tax bills should be sent to:

KIT DEVELOPMENT  
9750 W. OAKTON  
SKOKIE IL 60076.

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
	JAN. 30. 06
COUNTY TAX	REAL ESTATE TRANSFER TAX
# 0000002542	0100000
	FP 103022
	REVENUE STAMP

CITY OF CHICAGO	
	JAN. 30. 06
CITY TAX	REAL ESTATE TRANSFER TAX
# 0000002972	1500000
	FP 103023
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

# UNOFFICIAL COPY

RIDER

Full power and authority are hereby granted to said Trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways or alleys; 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 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 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 his, 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.