

UNOFFICIAL COPY



Doc#: 0608910015 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/30/2006 08:40 AM Pg: 1 of 4

WARRANTY DEED IN TRUST

KNOW ALL MEN BY THESE PRESENTS that the Grantor, ROBERT E. BIEDERMANN, an unmarried person, of Des Plaines, Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, the receipt and sufficiency of which is hereby acknowledged, gives, grants, remises, releases and forever warrants unto ROBERT E. BIEDERMANN, not individually but as successor trustee under the provisions of a declaration of trust known as the MARY T. BIEDERMANN TRUST DATED AUGUST 12, 1986 (the "Trustee" and "Trust Agreement", respectively), all right, title and interest in that certain real property situated in Cook County, Illinois, and more particularly described on Exhibit "A" attached hereto and made a part hereof, commonly known as 1327 Brown Street, Unit 307, Des Plaines, Illinois, and whose Permanent Index Number is 09-17-406-031-1018 (the "Property"), subject only to general real estate taxes not yet due and payable and covenants, conditions and restrictions of record, and the existing mortgage dated June 16, 2005 made by Grantor in favor of Harris, N.A.

TO HAVE AND HOLD said Property with the appurtenances, upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER ACT.

In addition to all of the powers and authority granted to the Trustee by the terms of the Trust Agreement, full power and authority is hereby granted to the Trustee with respect to all or any part of the Property, to do any one or more of the following: (1) to improve, manage, protect and subdivide the Property or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to re-subdivide the Property as often as desired; (2) to contract to sell or convey the Property on any terms, either with or without consideration; (3) to grant options to purchase; (4) to convey the Property 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 the Trustee; (5) to donate, dedicate, mortgage, pledge or otherwise encumber the Property, or any part thereof; (6) to operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on the Property; (7) to lease the Property or any part thereof from time to time, in possession or reversion, by leases to commence at the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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; (8) 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; (9) to partition or to exchange the Property, or any part thereof, for other real or personal property; (10) to grant easements or charges of any kind; to release, convey or assign any right or title or interest in or about or easement appurtenant to the Property or any part thereof; (11) to enter into contracts or other agreements containing provisions exculpating the Trustee from personal liability; and (12) to deal with the 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.

Exempt deed or instrument
eligible for recordation
without payment of tax.

V. Braumann 03-16-06
City of Des Plaines
09-17-406-031-1018

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EXHIBIT "A"

Legal Description

Parcel 1:

Unit Number 307 in Park Place Condominium, as delineated on a survey of the following described tract of land: Lots 12 through 25, both inclusive, in Block 4 in Ira Brown's Addition to Des Plaines Subdivision of Section 17, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 00700306, together with its undivided interest in the Common Elements.

Parcel 2:

The exclusive right to use of the limited common elements known as Garage Space G-28 and Storage Space S-28.

Permanent Index No. 09-17-406-031-1018

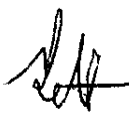
Property Address: 1327 Brown Street, Unit 307
Des Plaines, Illinois 60016

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
 sub par. E and Cook County Ord. 89-0-27 par. 4
 3/30/06 Sign. [Signature]

UNOFFICIAL COPY**STATEMENT BY GRANTOR AND GRANTEE**

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

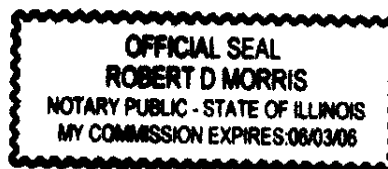
Dated: March 27, 2006

Signature: 
Grantor or Agent

Subscribed to and sworn before me
this 27th day of March, 2006.




Notary Public



The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

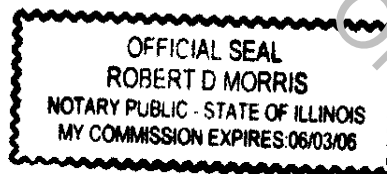
Dated: March 27, 2006

Signature: 
Grantee or Agent

Subscribed to and sworn before me
this 27th day of March, 2006.



Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, which is exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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Property of Cook County Clerk's Office

