UNOFFICIAL COPY

WARRANTY DEED IN TRUST

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

KNOW ALL MEN BY THESE PRESENTS that the Grantor, ROBERT E. BIEDERMANN, an unmarried person, of Des Planes, 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 'ne a purtenances, 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 successors 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 a pon 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; (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.

Prumana 03-16-06
9 City of Des Plaines - 1018

0608910015 Page: 2 of 5

UNOFFICIAL COPY

In no case shall any party dealing with the Trustee in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the Property, 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 the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement. Every deed, trust deed, mortgage, lease or other instrument executed by the Trustee in relation to the Property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, that (a) at the time of the delivery thereof the trust created by this Indenture and by the Trust Agreement was in full force and effect, (b) such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument or document, 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, est are rights, powers, authorities, duties and obligations of their predecessors 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 the Property, 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.

Grantor hereby expressly wai es and releases 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, Gr	antor has executed this Deed in Trust on this day of February, 2006.
	* TOM MOND
	Robert c Biedermann
STATE OF	
COUNTY OF	(C/Z/
Before me, a Notary Public i	and for said County, in the State aforesaid, personally appeared the ab

Before me, a Notary Public in and for said County, in the State aforesaid, personally appeared the above named Robert E. Biedermann, personally known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

This instrument was prepared by, and upon recording return to: Petrally Management Chicago, Illinois 60614.

Mail subsequent real estate tax bills to: Robert E. Biedermann, 1327 Brown Street, Unit 307, Des Plaines, Illinois 60016.

0608910015 Page: 3 of 5

UNOFFICIAL COPY

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 Adamion 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 e 5016

			4
			C
			74,
The same	t under Real E	Stere Transfor Tou	Law 35 ILCS 200/31-45
and pa	r. E and	Cook County Ord.	Caw 35 ILCS 200/31-45
100	3/30/06	Sign.	-

0608910015 Page: 4 of 5

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.

real estate under the laws of the State of Illinois.	<i>.</i> // 1.
Dated: 17, 2006	Signature:
	Grantor or Agent
Subscribed to and sworn before me	
this 2777 day of proper, 2006.	,
QLIDMONIA -	OFFICIAL SEAL ROBERT D MORRIS
	NOTARY PUBLIC - STATE OF ILLINOIS
Notary Public	MY COMMISSION EXPIRES:06/03/06
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 de	-
estate in Illinois, a partnership authorized to do bu	
Illinois, or other entity recognized as a person and real estate under the laws of the State of Illinois.	aumorized to do business or acquire title to
•	1/00
Dated: March V7, 2006	Signature: 400
	Grantee or Agent
G. L	Ti
Subscribed to and sworn before me this 277 day of Mane , 2006.	0.
day 01/1/142, 2000.	OFFICIAL SEAL
Call OMoni	ROBERT D MORRIS NOTARY PUBLIC - STATE OF ILLINOIS
Notary Public	MY COMMISSION EXPIRES:06/03/06

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.)

0608910015 Page: 5 of 5

UNOFFICIAL COPY

