



**WARRANT DEED
IN TRUST**

UNOFFICIAL COPY

THIS INDENTURE WITNESSETH, That the Grantor RALPH S. NICOLOSI, divorced and not since remarried,

HERITAGE TITLE COMPANY



Doc#: 0612205190 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/02/2006 12:53 PM Pg: 1 of 3

of the County of
and State of Indiana

For and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT unto the CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, whose address is 171 N. Clark Street, Chicago, IL 60601-3294, as

Reserved for Recorder's Office

Trustee under the provisions of a trust agreement dated the 15th day of April, 1994, known as Trust Number RV 012255, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 8 in Block 2 in Oliver Salinger and Company's McCormick Boulevard Addition to Rogers Park, a subdivision of that part of the Northwest 1/4 of the Southwest 1/4 of Section 25, Township 41 North, Range 13, East of the Third Principal Meridian, (except that part taken or used for Howard Street) in Cook County Illinois.

Permanent Tax Number: 10-25-305-012-0000

311

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes hereinafter set forth.

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 *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 19 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify said 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 to lease and options to purchase the whole or any part of the reversion and to contract 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 all right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said premises 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 instrument 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 there-

UNOFFICIAL COPY

Property of Cook County Clerk


REAL ESTATE TRANSFER TAX	00225.00	FP326670
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0000188660

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 APR. 28. 06

 REVENUE STAMP

REAL ESTATE TRANSFER TAX	00450.00	FP326669
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0000893665

STATE OF ILLINOIS

 APR. 28. 06
 STATE TAX
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

UNOFFICIAL COPY

The trust created by this instrument 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 _____ 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 _____ aforesaid ha^s hereunto set his hand _____ and seal _____ this 21st day of April 2006

Ralph S. Nicolosi (Seal)
Ralph S. Nicolosi

(Seal)

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
430692 \$3,375.00
04/28/2006 14:26 Batch 07280 103



THIS INSTRUMENT WAS PREPARED BY:

Patrick D. Porto & Associates
20 North Clark, Suite 825
Chicago Illinois, 60602

SEND TAX BILLS TO:

SEARCH Developmental Center
1925 N CLYBOURN STE 200
CHICAGO, IL 60614

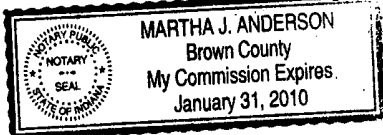
State of Indiana

County of Brown

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that _____
Ralph S. Nicolosi

personally known to me to be the same person _____ whose name _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that _____ signed, sealed and delivered the said instrument as his _____ 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 21st day of April 2006



Martha J. Anderson
NOTARY PUBLIC

PROPERTY ADDRESS: 3023 West Jerome, Chicago Illinois 60645

Michael Silber
19 S LASALLE STE 802
CHICAGO, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE LAND TRUST COMPANY
171 N. CLARK STREET ML04LT
CHICAGO, IL 60601-3294