

UNOFFICIAL COPY

DEED IN TRUST



Doc#: 0618440158 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/13/2008 12:14 PM Pg: 1 of 3

Mail Recorded Deed To:
FOUNDERS BANK
11850 S. Harlem Ave.
Palos Heights, IL 60463

PREPARED By:
Brian A. Smith
5323 West 95th Street
Oak Lawn, Illinois 60453

(Note: This space is for Recorder's Use Only)

THIS INDENTURE WITNESSETH, That the Grantor, FOREIT PROPERTIES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY of the County of Cook and State of Illinois for and in consideration of TEN DOLLARS AND NO CENTS, and other good and valuable considerations in hand and paid, Convey And Warrants unto FOUNDERS Bank, 11850 S. Harlem Avenue, Palos Heights, IL 60463, a Corporation of Illinois, as Trustee under the provisions of a Trust Agreement dated the 4th day of November, 2003 and known as Trust Number 6360, the following described real estate in the County of Cook and the State of Illinois, to wit:

PARCEL 1: UNIT 7012-1 IN THE 7010-7012 SOUTH CLYDE CONDOMINIUM, BEING THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 7, 2000 AS DOCUMENT NO. 00599122, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-2 AND STORAGE SPACE NO. S-2, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 00599122, IN COOK COUNTY ILLINOIS.

P.I.N. 20-24-422-025-1002

COMMONLY KNOWN AS: 7012 SOUTH CLYDE #1S, CHICAGO, ILLINOIS 60649

SUBJECT TO: 2005 TAXES

THIS IS NOT HOMESTEAD PROPERTY

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.

And the said grantor/s hereby expressly waive/s and release/s 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 has hereunto set his hand and seal this 19th day of May, 2006.


FOREIT PROPERTIES, LLC BY
MARK FOREIT, MANAGER

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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, of all 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 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 hereof, for other real or personal property, to grant easements or changes 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 or any person owing 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 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 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 predecessors in trust.

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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 all 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.

STATE OF ILLINOIS }
 SS.
 COUNTY OF COOK }

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that MARK FOREIT, MANAGER OF FOREIT PROPERTIES, LLC who personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own 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 19 day of May, 2006

Carole Valela

 Notary Public

NAME AND ADDRESS OF TAXPAYER:

Founders Bank
 11850 South Harlem Ave.
 Palos Heights, Illinois 60463



COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 JUN.-7.06
 # 0000034178
 REVENUE STAMP

REAL ESTATE TRANSFER TAX
00055.00
FP326707

STATE OF ILLINOIS
 STATE TAX
 JUN.-7.06
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00110.00
FP 102809

CITY OF CHICAGO
 CITY TAX
 JUN.-7.06
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00825.00
FP 102803