## UNOFFICIAL COPY

Doc#: 0618142123 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 06/30/2006 10:30 AM Pg: 1 of 4

WARRANTY DEED IN TRUST

THE GRANTORS, Str.
Anne M. Albrec'
wife, ''' THE GRANTORS, Steve Juliusson and Anne M. Albrecht Juliusson, husband and wife, whose address is 1436 Asbury, and consideration of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Patricia R. Willard as Trustee of the Pairicia R. Willard Trust dated April 8, 2004, whose address is 2123 W. Dickens, Chicago, L. 60647 (hereinafter referred to as "said trust segardless of the number of trustees), and water all and

the number of trustees), and water all and every successor or successors in trust under said trust agreement, the foliowing described real estate in the County of Crok and State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HI RETO AND MADE A PART HEREOF

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments: general real estate taxes for 2005 and subsequent years: the Condominium Declaration and its or assessments; general real estate taxes for 2005 and subsequent years; the Condominium Declaration and its amendments; limitations and conditions imposed by the Condomini im Property Act of the State of Illinois; regular monthly condominium assessments payable after the date of closing; and, acts done or suffered by or through the Grantee.

Permanent Real Estate Index Numbers:

17-09-252-019-1007 17-09-252-019-1032 17-09-252-019-1033

Address of Real Estate:

433 N. Wells Street, Unit 501 and Parking Spaces Nos. P-21

and P-22, Chicago, IL 60610

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

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 of 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 great to such successor or successors in trust all of the title, estate, powers and authorities

0618142123D Page: 2 of 4

## **UNOFFICIAL COPY**

vested in said trustee; to denate, to dedicate, to mortgage, pledge or otherwise ensumber 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 enew 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 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 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 rust 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 bereficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, trast mortgage or other instruments; 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).

0618142123D Page: 3 of 4

# **UNOFFICIAL COPY**

AND, the said grantor hereby expressly waives 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, the grantor aforesaid has hereunto set its hand and seal this 8th day of June, 2006.

Steve Juliusson
STEVE JULIUSSON

ANNE MALBRECHT HILLISSON

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 Steve Juliusson and Arne M. Albrecht Juliusson, 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, sealed and derivered the said instrument as their 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 official seal this 8th day of June 2006

Commission Expires:

"OFFICIAL SEAL"
Paul D. Fischer
Notary Public, State of Illinois
My Commission Exp. 04/01/2009

Notary Public

This instrument was prepared by: Paul D. Fischer, Esq., Shefsky & Froelich, Ltd., 111 East Wacker Drive, Suite 2800, Chicago, Illinois 60601

WHEN RECORDED MAIL TO:

Leanor R. Litwind

nicayo, FZ 60606

SEND TAX BILLS TO:

Patricia R-Willard

133 N. Wellschreet # 50

Chicago IZ 60600

REAL ESTATE TRANSACTION TAX

REVENUE STAMP

COUNTY TAX

JUN.23.06

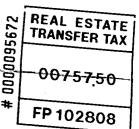
REAL ESTATE TRANSFER TAX
0037875
FP 102802

City of Chicago
Dept. of Revenue
447088

Real Estate Transfer Stamp \$5,681.25

06/12/2006 14:13 Batch 03164 67





0618142123D Page: 4 of 4

### **UNOFFICIAL COPY**

#### EXHIBIT "A"

#### LEGAL DESCRIPTION

UNIT NUMBER 501 AND UNIT NUMBER P-21 AND P-22 IN THE 433 N. WELLS STREET CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE NORTH 23-11/24 FEET OF LOT 2 AND ALL OF LOT 3 IN BLOCK 8 IN NEWBERRY'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 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 0011191247; AS AMENDED FROM NTS IN OF COOK COUNTY CLORATE OFFICE TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.