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Doc#: 0627710059 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/04/2006 10:55 AM Pg: 1 of 4

QUIT CLAIM DEED IN TRUST Individual

THE GRANTOR(S) BILIJANA ARANYOS, a single person, of the City of CHICAGO, County of COOK, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to CHICAGO TITLE LAND TRUST AS TRUSTEE U/T 1112347 DATED AUGUST 14, 2003, of 181 WEST MADISON, 17th FLOOR, CHICAGO, IL 60602 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

Permanent Real Estate Index Number(s): 20-10-304-054-1001, 20-10-304-054-1002, 20-10-304-054-1003, 20-10-304-054-1004
Address(es) of Real Estate: 5116 SOUTH PRAIRIE AVENUE UNITS 1,2,3,4,; P-1,P-2,P-3,P-4 CHICAGO, IL 60653

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 28th day of September, 2006.

Biljana Aranyos
BILJANA ARANYOS

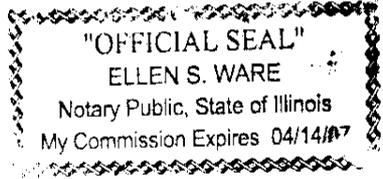
STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, BILIJANA ARANYOS, a single person, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered 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 28th day of September, 2006.

Commission expires April 14, 2007.

Ellen S. Ware (Notary Public)



EXEMPT UNDER PROVISIONS OF PARAGRAPH

SECTION 31-45,

REAL ESTATE TRANSFER TAX LAW

DATE: 10-4-06

Prepared by:
B & B PROPERTIES II LLC
6921 S. SOUTH CHICAGO AVENUE
CHICAGO, IL 60637

Mail To:
B & B PROPERTIES II LLC
CHRISTA PATTERSON
6921 S. SOUTH CHICAGO AVENUE
CHICAGO, IL 60637

Name and Address of Taxpayer:
CHICAGO TITLE LAND TRUST U/T#1112347
181 WEST MADISON
17th FLOOR
CHICAGO, IL 60602

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Exhibit "A" – Legal Description

PARCEL 1:

UNIT(S) 1,2,3,4 IN 5116 SOUTH PRAIRIE COMMUNITY, A CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THAT PART OF THE SOUTH 30 FEET OF LOT 2 IN ELISHA BAYLEY'S SUBDIVISION OF THE NORTH 20 ACRES OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE WEST LINE OF PRAIRIE AVENUE AS NOW OPENED AND EAST OF THE EAST LINE OF THE 20 FOOT ALLEY THROUGH LOTS 1 AND 2 IN BAYLEY'S SUBDIVISION AFORESAID DEDICATED BY INSTRUMENT RECORDED AUGUST 4, 1902 AS DOCUMENT 3278501 IN BOOK 83 OF PLATS, PAGE 33 IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 30, 2001 AS DOCUMENT NUMBER 0010803922, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, P-2, P-3, P-4, LIMITED COMMON ELEMENT(S), AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010803922, IN COOK COUNTY, ILLINOIS.

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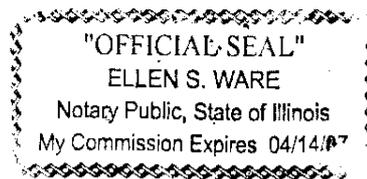
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 September 28th 2006

Signature [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID
THIS 28th DAY OF September,
2006.



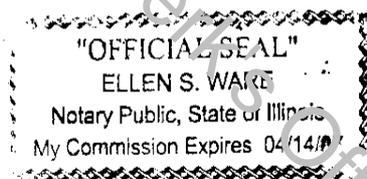
NOTARY PUBLIC [Signature]

The grantee or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

Dated September 28th 2006

Signature _____
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID
THIS 28th DAY OF September,
2006.



NOTARY PUBLIC [Signature]

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, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]