



579864

**WARRANTY DEED
IN TRUST**

UNOFFICIAL COPY



06-3628-1035D

Doc#: 0636209035 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/28/2006 01:31 PM Pg: 1 of 5

THIS INDENTURE WITNESSETH, That the Grantor CAVALEA CONTINENTAL RAILWAY, INC. a corporation created and existing under and by virtue of the laws of the State of Illinois

of the County of Cook and State of Illinois

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 174 N. Clark Street Chicago, IL 60604-3294, as

Trustee under the provisions of a trust agreement dated the 16th day of October, 2006 known as Trust Number 8002347542, the following described real estate in the County of Cook and State of Illinois, to-wit:

(See attached Rider for Legal Description)

Permanent Tax Number:

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 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 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 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 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

BOX 15

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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 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 has hereby expressly waived 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 has hereunto set its hand and seal this 18th day of October 2006

SEE NEXT PAGE

_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

THIS INSTRUMENT WAS PREPARED BY:

Daniel H. Brown

53 W. Jackson, #703

Chicago, IL 60604

SEND TAX BILLS TO:

CHICAGO TITLE LAND TRUST # 8002347542
180 W WASHINGTON 1210
CHICAGO, IL 60602

State of

County of

} ss

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that

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 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 day of

NOTARY PUBLIC

PROPERTY ADDRESS:

2249 W. 47th Place, Chicago, IL 60609

AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE LAND TRUST COMPANY # 8002347542
174 N. CLARK STREET ME44LT 180 W WASHINGTON 1210
CHICAGO, IL 60601-3294 (Chicago, IL 60602)

RECEIVED IN BAD CONDITION

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

CAVALEA CONTINENTAL RAILWAY, INC.

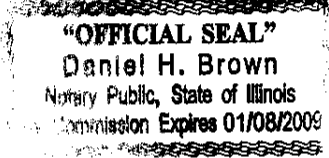
By: Anthony C. Cavalea, III, its President

Attest: Anthony C. Cavalea, III, its Secretary

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Anthony C. Cavalea, III is personally known to me to be the President and Secretary of Cavalea Continental Railway, Inc. of the City of Chicago and County of Cook and State of Illinois, and is personally known to me to be the President and Secretary of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary of said corporation and he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of October, 2006.



Daniel H. Brown
(Notary Public)

Prepared By: Daniel H. Brown
53 W. Jackson # 703
Chicago, IL 60604

Mail To:
CHICAGO TITLE LAND TRUST # 8002347542
180 W WASHINGTON 1210
CHICAGO IL 60602

Name & Address of Taxpayer:
CHICAGO TITLE LAND TRUST # 8002347542
180 W WASHINGTON 1210
CHICAGO IL 60602

Exempt under Real Estate Transfer Act, Sec. 4
Para. E

Date 10-18-06 Sign Daniel H. Brown
atty

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LEGAL DESCRIPTION

~~TOGETHER WITH~~ THE NORTH HALF OF THAT PART OF VACATED 48TH STREET LYING WEST OF THE WEST LINE OF THE EAST HALF OF LOT 4, EXTENDED NORTH, IN SUB BLOCK 1 OF GEORGE AND WANNERS BOULEVARD SUBDIVISION, BEING A SUBDIVISION IN SAID SECTION AND LYING EAST OF THE WEST LINE EXTENDED SOUTH OF THE LOT 43 IN SUB-BLOCK 4 OF MC DAVID AND RHOADS SUBDIVISION, BEING A SUBDIVISION IN SAID SECTION, ALL IN COOK COUNTY, ILLINOIS.

CONTAINING *150 sq ft*

COMMON ADDRESS : 2249 W, 47th Pl, CHICAGO, IL

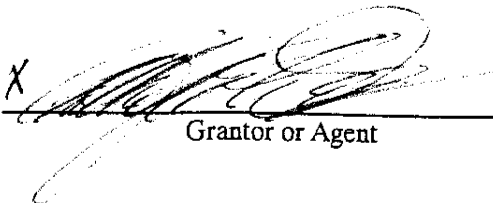
PIN 20-07-101-030

Property of Cook County Clerk's Office

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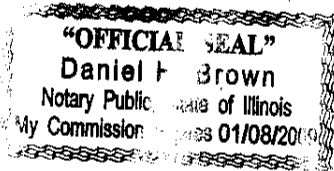
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 esate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

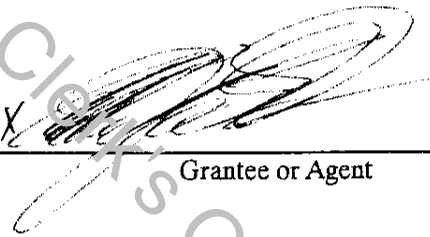
Dated 10-18-06, _____ Signature: X 
Grantor or Agent

Subscribed and sworn to before me by the
said Anthony C. CAVALERA, III
this 18 day of October
2006.

Daniel H. Brown
Notary Public

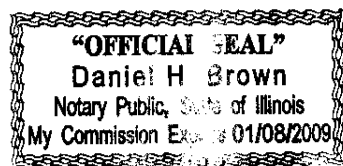


The grantor or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real esate in Illinois, a partnership authorized to do business or acquire or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated 10-18-06, _____ Signature: X 
Grantee or Agent

Subscribed and sworn to before me by the
said Anthony C. Cavalea III
this 18th day of October 2006

Daniel H. Brown
Notary Public



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.]