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WARRANTY DEED (Illinois) (Corporation to TRUST)

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THE GRANTOR MIRAMAR REAL ESTATE CORP.,

a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN AND NO/100-----
-----(\$10.00)----- DOLLARS,

and other good and valuable considerations _____
_____ in hand paid,

and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to 2007 YALE TRUST, MONTY S. BOATRIGHT, TRUSTEE dated February 26, 2007

4653 Milwaukee Avenue
Chicago, Illinois

(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook _____ in State of Illinois, to wit:

-----SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF-----

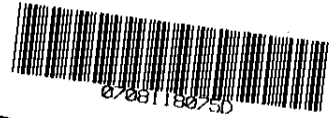
Permanent Tax Number: 25-21-402-031

LASALLE TITLE
FILE # 12106
143

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.

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 *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 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



Doc#: 0708118075 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/22/2007 03:08 PM Pg: 1 of 3

Above Space for Recorder's Use Only

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delivery thereof 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 waives 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, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, this 14th day of March, 2007.

MIRAMON REAL ESTATE CORP.

(Name of Corporation)

Impress Corporate Seal Here

By BRIAN PASSMORE President

Attest: BRIAN PASSMORE Secretary

State of _____ County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that BRIAN PASSMORE personally known to me to be the _____ President of the _____



corporation, and BRIAN PASSMORE personally known to me to be

the _____ Secretary of said corporation, and 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 severally acknowledged that as such _____ President and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said

IMPRESS NOTARIAL SEAL HERE

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 14th day of March, 2007

Commission expires _____ Angela Koettters NOTARY PUBLIC

This instrument was prepared by Avrum Reifer, Ltd., 3016 West Sherwin Avenue, Chicago, IL 60645 (Name and Address)

PROPERTY ADDRESS: 11532 SOUTH YALE AVE CHICAGO, ILLINOIS 60628

SEND SUBSEQUENT TAX BILLS TO:

2007 Yale Trust (Name)

2980 N. Ridgeway (Address)

Chicago IL 60618 (City, State and Zip)

AFTER RECORDING, PLEASE MAIL TO:

Monty Boatright Trustee 4653 N. Milwaukee Chicago IL 60630

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EXHIBIT A

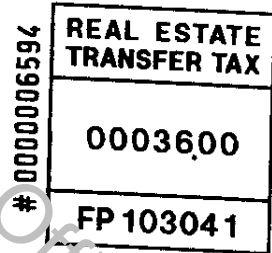
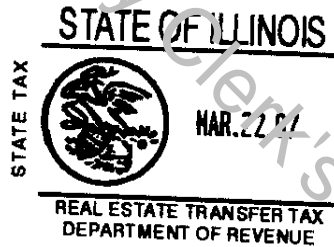
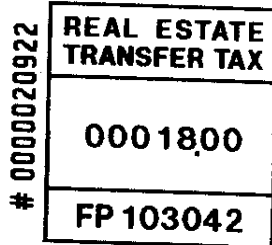
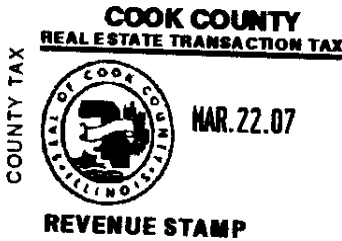
Lot 19 in Block 2 in Daniel J. Fallis Addition to Pullman, being a Subdivision of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 21, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Subject to general real estate taxes for the years 2006 and subsequent; 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; Proceedings Pending in the Circuit Court of Cook County, Illinois Case No.06 M1 - 401735 for Building Code Violations.

ADDRESS OF REAL ESTATE: 11532 SOUTH YALE AVE.
CHICAGO, ILLINOIS

PERMANENT TAX INDEX NO.: 25-21-402-031

SUBJECT PROPERTY IS CONVEYED IN "AS IS" CONDITION.



City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
498556 \$270.00
03/22/2007 11:00 Batch 05317 7



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