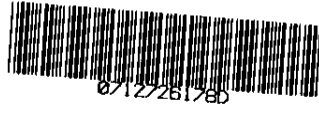


# UNOFFICIAL COPY



Doc#: 0712726178 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/07/2007 12:20 PM Pg: 1 of 4

8380628  
at  
JLM



Chicago Title Insurance Company

## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSTH, That the grantor(s) Jacob B. Cox, Divorced and not remarried, of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) unto Steve Laduzinsky and Anne Laduzinsky Co-Trustees of the Steve Laduzinsky and Anne Laduzinsky Irrevocable Trust Agreement dated October 19, 2005, whose address is 720 N. Larrabee Street, Unit 103, Chicago, Illinois 60610 the following described Real Estate in the County of Cook and State of Illinois, to wit:

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

**SUBJECT TO:** general taxes for the year 2006 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

PERMANENT TAX NUMBER: 17-09-113-017-1172

VOLUME NUMBER: \_\_\_\_\_

Address(es) of Real Estate: 720 N. Larrabee, P-4 Chicago, Illinois 60610

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.

### BOX 334 CTI

STATE TAX

STATE OF ILLINOIS

MAY.-4.07

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

# 0000101873

00040.00

FP 102808

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

MAY.-4.07

REVENUE STAMP

# 0000102108

00020.00

FP 102802

CITY TAX

CITY OF CHICAGO

MAY.-4.07

REAL ESTATE TRANSACTION TAX

DEPARTMENT OF REVENUE

# 000015728

00300.00

FP 102805

419

# UNOFFICIAL COPY

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, 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 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(s) hereby expressly waive(s) 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(s) aforesaid have hereunto set their hand(s) and seal(s) this 27<sup>th</sup> day of April, 2007.

\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)  
 Jacob B. Cox *Jacob B. Cox*  
 \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

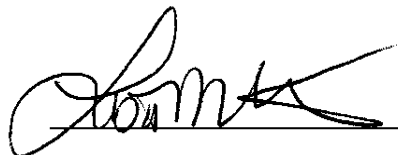
**UNOFFICIAL COPY**

State of Illinois  
County of Cook

I, Lisa Green, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jacob B. Cox 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 notarial seal, this 27<sup>th</sup> day of April, 2007.



 (Notary Public)

---

**Prepared By:** Steven M. Laduzinsky  
180 N. LaSalle Street, Suite 2108  
Chicago, Illinois 60601

---

**Mail To:**  
Steven M. Laduzinsky  
180 N. LaSalle Street, Suite 2108  
Chicago, Illinois 60601

**Name & Address of Taxpayer:**  
Steve Laduzinsky  
720 N. Larrabee Street, Unit 103  
Chicago, Illinois 60610

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT 'A'

### Legal Description

UNIT P-4 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE TWO RIVER PLACE CONDOMINIUMS AS DELINEATED AND DEFINED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0410718039, BEING A PART OF RUSSELL, MATHER AND ROBERTS' SECOND ADDITION TO CHICAGO, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office