

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST



Doc#: 0716618053 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/15/2007 11:39 AM Pg: 1 of 5

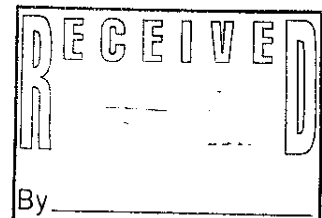
THIS INDENTURE WITNESSTH, that the grantor(s)  
Elena Petre, divorced and not since remarried, of the County of Cook and State of Illinois,  
for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable  
considerations in hand paid, convey(s) and warrant(s) unto  
the CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, whose address is 181 W Madison  
Street 17th Floor, Chicago, IL 60601-3294,  
as trustee under the provisions of a trust agreement dated the 13<sup>th</sup> day of June, 2007, and known as  
Trust Number 8002348895, the  
following described real estate in the County of Cook and State of Illinois, to wit:

"SEE ATTACHED LEGAL DESCRIPTION"

**SUBJECT TO:** (1) real estate taxes not yet due and payable; (2) applicable zoning and building laws or ordinances; (3) the Declaration including any and all amendments and exhibits thereto; (4) provisions of the Illinois Condominium Property Act (the "Act"); and (5) easements, covenants, conditions, agreements, building lines and restriction of record which do not materially adversely affect the use of the Premises as a condominium residences.

Permanent Real Estate Index Number(s): 14-05-211-023-1018  
Address of Real Estate: 6171 N Sheridan Rd #406, Chicago, Illinois, 60660

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.



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Unit #406, in the Granville Beach Condominium, as delineated on a survey of the following described real estate:

Parcel 1:

Lots 1 and 2 (except the West 14 Feet thereof) in Block 9 in Cochran's Second Addition to Edgewater in the East Fractional 1/2 of Section 5, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

All the land lying easterly of Lots 1 and 2, southerly of the North Lot line of Lot 1 extended easterly, northerly of the South Lot Line of Lot 2 extended easterly, and westerly of the boundary line established by decree of the Circuit Court of Cook County of Illinois, in Case Number 67CH1768, all in Cook County, Illinois.

Which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as document No. 25192636, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PIN 14-05-211-023-1018 Vol. 472

Cook County Clerk's Office

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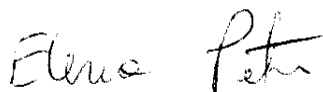
Full power and authority is hereby granted to said trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to 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 other 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(s) 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 has hereunto set her hand(s) this 12 day of June, 2007.



ELENA PETRE

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State of Illinois, County of COOK

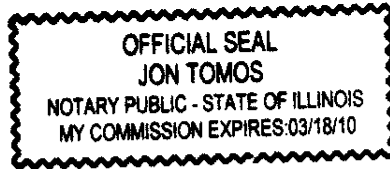
I, JON TOMOS, a Notary Public in and for said County, in the State aforesaid, do hereby CERTIFY THAT Elena Petre personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of the homestead.

Given under my hand and notarial seal, this 13<sup>th</sup> day of June, 2007.

*Jon Tomos*

(Notary Public)

Prepared By:  
Jon Tomos Attorney At Law  
3553 W Peterson Avenue Suite 201  
Chicago, Illinois 60659



Mail To: Elena Petre & Simona Daragiu  
6171 N. Sheridan Rd.,  
Unit 406  
Chicago, Ill. 60660

Name and Address of Taxpayer/Address of Property:

Elena Petre & Simona Daragiu  
6171 N. Sheridan Rd.,  
Unit 406  
Chicago, Ill 60660

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 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 06.13.07

Signature *Elmo Peto*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Grantor  
THIS 13 DAY OF June  
2007

NOTARY PUBLIC

*Jon Jones*



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.

Date 06.13.07

Signature *Elmo Peto*  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Agent  
THIS 13 DAY OF June  
2007

NOTARY PUBLIC

*Jon Jones*



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.]