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WARRANTY DEED IN TRUST



Doc#: 0722956095 Fee: \$32.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/17/2007 11:15 AM Pg: 1 of 5

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **CLAIRE DENZLER**, an unmarried woman, of the County of Cook, State of Illinois for and in consideration of the sum of Ten Dollars (\$10), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants unto **CLAIRE DENZLER** (the "Grantee Trustee"), or her successors in trust, as Trustee under the provisions of a Declaration of Trust and known as the **CLAIRE DENZLER REVOCABLE TRUST DATED JULY 31, 2007** (referred to herein as the "Declaration"), in the real estate situated in the County of Cook in the State of Illinois (the "Property") legally described as follows:

SEE ATTACHED "EXHIBIT A - LEGAL DESCRIPTION."

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes set forth herein and in the Declaration.

In addition to all of the power and authority granted to the Grantee Trustee by the terms of the Declaration, full power and authority is hereby granted to the Grantee Trustee with respect to the Property or any part thereof to do any one or more of the following: improve, manage, protect and subdivide the Property or any part thereof; dedicate parks, streets, highways or alleys and vacate any subdivision or part thereof, and to resubdivide the Property as often as desired; contract to sell or convey the Property on any terms either with or without consideration; grant options to purchase; convey the Property 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 the Grantee Trustee; donate, dedicate, mortgage, pledge or otherwise encumber the Property, or any part thereof; operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on the Property; lease, from time to time, in possession or reversion, by leases to commence at the present or in the 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 198 years; 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; contract to make leases, grant options to lease, options to renew leases and options to purchase the whole or any

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part of the reversion; contract with respect to fixing the amount of present or future rentals; partition or exchange the Property for other real or personal property; grant easements or charges of any kind, to release, convey or assign any right or title or interest in or about or easement appurtenant to the Property or any part thereof; enter into contracts or other agreements containing provisions exculpating the Grantee Trustee from personal liability; and deal with the 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 the Grantee Trustee in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Grantee Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the Property, or be obliged to see that the terms of the Declaration have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Grantee Trustee, or be obliged or privileged to inquire into any of the terms of the Declaration. Every deed, trust deed, mortgage, lease or other assignment, instrument or document executed by the Grantee Trustee in relation to the Property 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 the Declaration 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 the Declaration or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Grantee Trustee were duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other assignment instrument or document, 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 their predecessors in trust.

And said GRANTOR hereby expressly waives and releases any and all rights or benefits 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.

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IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand and seal this 31st day of July, 2007.

Claire Denzler
Claire Denzler

Common Address of Property: 5740 North Sheridan Road, Unit 9-B, Chicago, Illinois
P.I.N: 14-05-406-022-1022

COUNTY - ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISION OF PARAGRAPH 4(e) SECTION 31-45, REAL ESTATE TRANSFER TAX LAW.

Date: July 31, 2007 Signed: Claire Denzler
Buyer, Seller or Agent

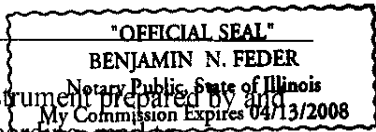
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Benjamin Feder, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Claire Denzler, personally known to me to be the same person who executed the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 31st day of July, 2007.

Benjamin Feder
Notary Public

My Commission Expires:



This instrument prepared by and after recording, mail to.

Send all subsequent tax bills to:

Benjamin N. Feder
Strauss & Malk LLP
135 Revere Drive
Northbrook, IL 60062
847-562-1400

Claire Denzler, Trustee
5740 North Sheridan Road, Unit 9-B
Chicago, Illinois 60660

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 9-B, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE SOUTH 25 FEET OF LOT 4 AND ALL OF LOTS 5 AND 6 IN BLOCK 6 IN COCHRAN'S ADDITION TO EDGEWATER, IN SECTION 5, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE, UNDER TRUST AGREEMENT DATED AUGUST 25, 1977 KNOWN AS TRUST NUMBER 41091, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24231378; TOGETHER WITH AN UNDIVIDED 1.20 PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

Common Address: 5740 North Sheridan Road, Unit 9-B, Chicago, Illinois
PIN: 14-05-406-022-1022

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STATEMENT BY GRANTOR AND GRANTEE

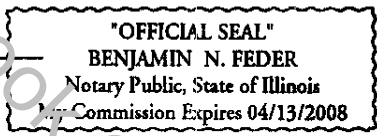
The grantor or its agent affirm that, to the best of its knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation, authorized to do business or acquire and hold title to real estate 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.

Date: July 31, 2007 Signature: Claire Benfer
Grantor or Agent

Subscribed and sworn to before me

this 31st day of July, 2007.

Benfer
Notary Public



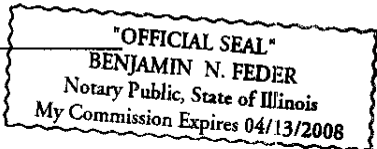
The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: July 31, 2007 Signature: Claire Benfer
Grantee or Agent

Subscribed and sworn to before me

this 31st day of July, 2007.

Benfer
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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABL to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]