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WARRANTY DEED IN TRUST



Doc#: 0723549039 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/23/2007 11:49 AM Pg: 1 of 4

THE GRANTORS, DAVID M. SEFCIK and STACIE SEFCIK, husband and wife, of Chicago, Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS in hand paid, and other good and valuable consideration, CONVEYAND WARRANT 1/2 Interest to DAVID M. SEFCIK, Trustee of the DAVID M. SEFCIK TRUST, dated June 1, 2007, and 1/2 Interest to STACIE SEFCIK Trustee of the STACIE SEFCIK TRUST, dated June 1, 2007, of 530 N. Wood, Apt Unit E, City of Chicago, County of Cook, State of Illinois, grantee, THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO-WIT:

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT INDEX NUMBER: 17-07-217-050-0000
Common Address: 530 N. Wood, Apt Unit E, Chicago, IL 60622

TO HAVE AND TO HOLD 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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways or alleys; to vacate any subdivision or part thereof, and to re-subdivide 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 in futuro, and upon any terms and for any period or periods of time, not exceeding 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 or 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 reversions 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

3x6
4X

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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 successor in trust, that such successor successors in trust have been property 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors hereby expressly waive and release any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals on June 1, 2007.

David M. Sefcik (Seal)
DAVID M. SEFCIK

Stacie Sefcik (Seal)
STACIE SEFCIK

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DAVID M. SEFCIK and STACIE SEFCIK, husband and wife, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of June, 2007.

Terrence D. Kane
Notary Public



Commission expires: August, 2008

THIS INSTRUMENT WAS PREPARED BY: TERRENCE D. KANE, Atty., 505 East Golf Road, Suite A, Arlington Heights, IL 60005

MAIL TO:
Terrence D. Kane
Attorney at Law
505 East Golf Road, Suite A
Arlington Heights, IL 60005

Address of Property & Grantee:
530 N. Wood
Chicago, IL 60622
Send subsequent tax bills to:
David M. Sefcik
530 N. Wood
Chicago, IL 60622

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EXHIBIT A

PARCEL 1: (UNIT E)

THE WEST 20.66 FEET OF THE EAST 47.34 FEET OF LOTS 26 TO 28, BOTH INCLUSIVE, TAKEN AS A TRACT (EXCEPT THE SOUTH 46.01 FEET THEREOF) IN C.J. HULL'S SUBDIVISION OF BLOCK 19, BEING A SUBDIVISION OF CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT TO THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF RESTRICTION, EASEMENTS PARTY WALLS RIGHTS AND MAINTENANCE FOR 530 NORTH WOOD STREET TOWNHOUSES RECORDED AS DOCUMENT NUMBER 97491165

P.I.N.: 17-07-217-050-0000

Address: 530 N. Wood Street, Apt Unit E, Chicago, Illinois 60622

Exempt Under Real Estate Transfer Tax Act Sec. 4

Par. E & Cook County Ord, 59104, Par. E

Date 6/1/07 Sign: [Signature]

Attorney

Clerk's Office

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ATTORNEYS' TITLE GUARANTY FUND, INC.

STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or her 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 and hold title to real estate under the laws of the State of Illinois.

Dated 6/1/07 x [Signature]
Signature of Grantor or Agent

Subscribed and sworn to before me this
1st day of June, 2007
Day Month Year



[Signature]
Notary Public

The grantee or the grantee's 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.

Dated 6/1/07 x [Signature]
Signature of Grantee or Agent

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.)

Subscribed and sworn to before me this
1st day of June, 2007
Day Month Year



[Signature]
Notary Public