

# UNOFFICIAL COPY



Doc#: 0726848089 Fee: \$32.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/25/2007 02:37 PM Pg: 1 of 5

## WARRANTY DEED IN TRUST

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THIS INDENTURE WITNESSETH, that the Grantor, **4210 North California, L.L.C.**, an Illinois Limited Liability Company, 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, of the County of Cook and State of Illinois, for and in

consideration of TEN and 00/100 Dollars, and other good and valuable consideration, in hand paid, conveys and warrants unto State Bank of Countryside, as Trustee under Trust Agreement dated March 4, 2003 and known as Trust Number 03-2504, the following described real estate in the County of Cook and State of Illinois,

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See Attached Legal Description

Permanent Tax No: 13-13-315-035-0000 & 036

Known As: Units 1N, 1S & 3N, 4210 North California, Chicago, IL 60618

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, 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 present or in 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, 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

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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 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.

And the said Grantors hereby expressly waive and release any right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his hands and seals by affixing his signature this 22<sup>nd</sup> day of *MAY 2007*

4210 North California, LLC

BY: *Coleman Folan*  
Coleman Folan, Authorized Member or Manager

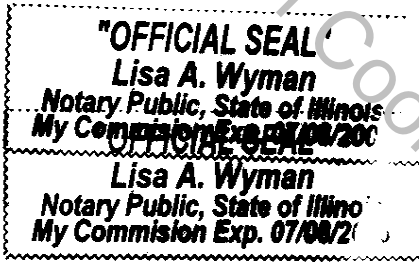
*Coleman A Folan*  
Coleman A. Folan, Jr., Authorized Member or Manager

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STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF C O O K    )

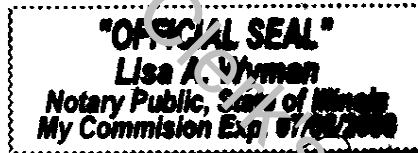
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Coleman Folan and Colman A. Folan, Jr. personally known to me to be the Managing Member of 4210 North California, LLC, corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Managing Member he signed and delivered the said instrument as Managing Member of said corporation, and pursuant to authority, given by the Board of Directors of said corporation as his 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 notary seal, this 22<sup>nd</sup> day of May 2007



*Lisa A. Wyman*  
\_\_\_\_\_  
Notary Public

My commission expires 7/8/08



This deed is exempt from Illinois Land Estate Tax  
as determined by the Illinois Department of Revenue  
Date: 5/22/07 *[Signature]*

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Prepared by: Thomas F. Courtney, 7000 West 127th Street, Palos Heights, Illinois 60463  
Tax Bill to: 4210 N. California, LLC, 4210 North California, Chicago, IL 60618  
Return to: Thomas F. Courtney, 7000 West 127<sup>th</sup> Street, Palos Heights, IL 60463

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ATTORNEYS TITLE GUARANTY FUND, INC.

**LEGAL DESCRIPTION**

**Legal Description:**

**Parcel 1:**

Unit 1N, 1S, and 3N in the 4210 North California Avenue Condominium as depicted on the Plat of Survey of the following described real estate:

Lots 19 and 20 in Block 8 in Rose Park Subdivision of the East Half of the Southwest Quarter of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium Ownership, recorded May 30, 2007, in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 0715022030, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, IL.

**Parcel 2:**

The exclusive right to the parking space number \_\_\_\_\_, a limited common element (LCE"), as delineated on the plat of survey, and the rights and easement for the benefit of Unit \_\_\_\_\_, as are set forth in the Declaration; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

**Parcel 3:**

The exclusive right to the storage space number \_\_\_\_\_, a limited common element (LCE"), as delineated on the plat of survey, and the rights and easement for the benefit of Unit \_\_\_\_\_, as are set forth in the Declaration; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

**Permanent Index Number:**

Property ID: 13-13-315-035-0000

Property ID: 13-13-315-036-0000

**Property Address:**

4210 North California  
Chicago, IL 60618


Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATEMENT FOR BY GRANTOR AND GRANTEE

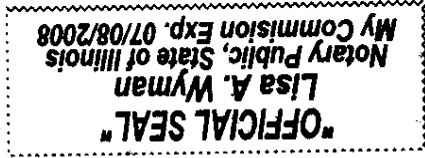
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated 5/22/07, 20\_\_

Signature:   
Grantor or Agent

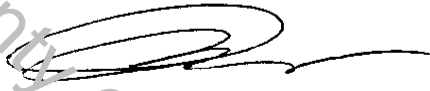
Subscribed and sworn to before me  
this 22 day of May, 2007

  
Notary Public

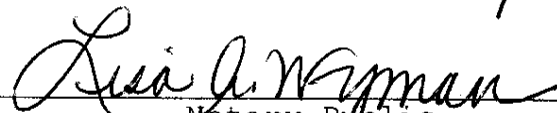


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 5/22/07, 20\_\_

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
this 22 day of May, 2007

  
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 of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)