

# UNOFFICIAL COPY

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This instrument prepared by:  
Else J. Schilling  
55 West Monroe, Suite 3330  
Chicago, IL 60603



Doc#: 0727805433 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/05/2007 11:18 AM Pg: 1 of 3

Mail future tax bills to:  
~~4801 W. Belmont Ave.~~ Community Savings Bank  
~~Chicago, IL 60641~~

4801 W. Belmont Ave.  
Chicago, IL 60641

Mail this recorded instrument to:  
~~4801 W. Belmont Ave.~~ Community Savings Bank  
~~Chicago, IL 60641~~ 4801 W. Belmont Ave.  
Chicago, IL 60641

## WARRANTY DEED IN TRUST

divorced and not since remarried

THIS INDENTURE WITNESSETH, that the Grantor, Donna L. Fox, of Las Vegas, NV, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and warrants unto Community Savings Bank, an Illinois Corporation, 4801 W. Belmont Avenue, Chicago, IL as Trustee under a trust agreement dated the 11th day of September 2007, and known as Trust Number T-2200 the following described real estate in the County of COOK and State of Illinois, to wit:

Unit No. 2402 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 2nd 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 line of Lot 1 extended Easterly, Northerly the South line of Lot 2 extended Easterly, and Westerly of the boundary line established by Decree of the Circuit Court of Cook County, Illinois in Case No. 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 by Document No. 25211663, together with its undivided percentage interest in the common elements.

Permanent Index Number(s): 14-05-211-023-1253  
Property Address: 6171 N. Sheridan Rd., Unit 2402, Chicago, IL 60660

together with the tenements and appurtenances thereunto belonging.

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 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, to pledge or otherwise to encumber said property, or any part thereof, to lease said property, or any

9/20/2007

Attorneys: The State of Illinois, Inc  
1 S. Michigan St., STE 2400  
Chicago, IL 60605-4010  
Title Search Department


3  
2

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Property of Cook County Office

**STATE TAX**

**STATE OF ILLINOIS**



OCT.-2.07


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0080020902

REAL ESTATE TRANSFER TAX
00137.00
FP326652

**CITY TAX**

**CITY OF CHICAGO**



OCT.-2.07

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE


# 0000031952

REAL ESTATE TRANSFER TAX
01000.00
FP326650

**COUNTY TAX**

**COOK COUNTY**

REAL ESTATE TRANSACTION TAX



OCT.-2.07


REVENUE STAMP

# 0000035865

REAL ESTATE TRANSFER TAX
00068.50
FP326665

**CITY TAX**

**CITY OF CHICAGO**



OCT.-2.07

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000031953

REAL ESTATE TRANSFER TAX
00027.50
FP326650

# UNOFFICIAL COPY

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, 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, her, 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.

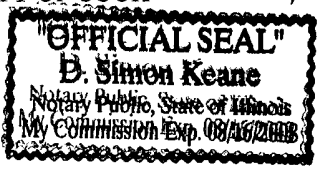
And the said Grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor(s) aforesaid has/have hereunto set his/her/their hand and seal this 21<sup>st</sup> day of September, 2007.

Donna L. Fox by Else J. Schilling as attorney in fact (Seal) \_\_\_\_\_ (Seal)  
DONNA L. FOX by Else J. Schilling as attorney in fact \_\_\_\_\_ (Seal)  
\_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO  
Else J. Schilling as attorney in fact for  
HEREBY CERTIFY that Donna L. Fox, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered the said instruments as his/her/their free and voluntary act, for the uses and purposed therein set forth, including the release and waiver of the right of homestead.

STATE OF ILLINOIS )  
  
COUNTY OF COOK ) SS



Given under my hand and Notarial Seal this 21<sup>st</sup> day of September, 2007  
[Signature]  
Notary Public