

UNOFFICIAL COPY



Doc#: 0807805234 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/18/2008 12:43 PM Pg: 1 of 4



WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, 3252 Wilton, LLC, of the County of Cook and State of Illinois, for and in consideration of 10.00 Dollars, and other good and valuable considerations in hand paid, conveys and warrants unto the ATG TRUST COMPANY, an Illinois Corporation, as trustee under the provisions of a trust agreement dated the 5th day of March, 2008, known as Trust Number L-008-030, the following described real estate in the County of Cook and State of Illinois, to wit:

Legal Description attached as Exhibit A.

Permanent Tax Number: Pin Number to Come 14-20-425-014-0000, 14-20-425-030-0000

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 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 99 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.

Street address of above described property: 3252 North Wilton Avenue, Unit #4C; Chicago, Illinois 60657


BOX 234 211

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WJ
509132478

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Property of Cook County Clerk's Office

STATE OF ILLINOIS

 MAR. 13.08
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE


0000047680

REAL ESTATE TRANSFER TAX
00375.00
FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 MAR. 13.08
 REAL ESTATE TRANSFER TAX
 REVENUE STAMP

0000047789

REAL ESTATE TRANSFER TAX
00187.50
FP 103034

CITY OF CHICAGO

 MAR. 13.08
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000000631

REAL ESTATE TRANSFER TAX
02812.50
FP 103033

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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.

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.

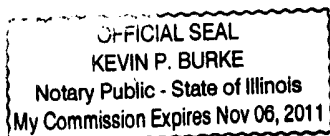
And the said Grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor(s) aforesaid ha/have hereunto set his/her/their hand and seal this 10th day of March, 2008.

_____ (Seal) _____ (Seal)
 _____ (Seal) _____ (Seal)

STATE OF ILLINOIS)
) SS
 COUNTY OF Cook)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark Wilkin, 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 purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and Notarial Seal this 10th day of March, 2008.

 Notary Public

Mail this recorded instrument to:

ATG Trust
 One South Wacker Drive
 Suite 2400
 Chicago, Illinois 60606

Mail future tax bills to:

ATG Trust
 One South Wacker Drive
 Suite 2400
 Chicago, Illinois 60606

This instrument prepared by:

David C. Nelson
 Law Offices of David C. Nelson, Ltd.
 Twenty East Jackson Boulevard, Suite 600
 Chicago, Illinois 60604



UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1401 008429605 NA

STREET ADDRESS: 3252 NORTH WILTON AVENUE

UNIT 4C

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-20-425-014-0000

LEGAL DESCRIPTION:

UNIT NUMBER 4C IN THE 3252 NORTH WILTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 50, 51, 52 AND 53 (EXCEPT THEREFROM THE FOLLOWING PORTIONS OF SAID LOTS 50 AND 51 DESCRIBED AS, BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 50, SEVENTY AND FIVE TENTHS FEET WEST OF THE WEST LINE OF OAK PLACE; THENCE WEST FIFTY FOUR AND TWO TENTHS FEET; THENCE NORTH ALONG THE EAST LINE OF ALLEY FORTY NINE AND NINETY EIGHTY ONE HUNDREDTHS FEET TO THE SOUTH LINE OF LOT 52 IN SAID RESUBDIVISION; THENCE EAST FIFTY FOUR AND SIXTY TWO ONE HUNDREDTHS FEET THENCE SOUTHWESTERLY 50 FEET TO POINT OF BEGINNING AND EXCEPT THAT PART OF SAID LOTS 52 AND 53 TAKEN FOR RAILROAD PURPOSES BY PROCEEDINGS HAD IN CASE 137366 IN COOK COUNTY, ILLINOIS) IN RESUBDIVISION OF BLOCK 2 IN HAMBLETON, WESTON AND DAVIS SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0720415069; TOGETHER WITH ITS UNDIVIDED INTEREST IN THE PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.