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Doc#: 0807941013 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/19/2008 10:28 AM Pg: 1 of 3

**WARRANTY
DEED IN TRUST**

*with QB 1078
4 of 46
cmg*

Above Space For Recorder's Use Only

THIS INDENTURE WITNESSETH, That the Grantor BPT Southside Properties LLC
of the County of Cook and State of Illinois for and in consideration
of Ten and 00/100 Dollars (\$10.00) Dollars, and other good
and valuable considerations in hand paid, Convey and Warrant unto **FIRST CHICAGO BANK & TRUST**,
as Trustee under the provisions of a trust agreement dated the 18th day of January
2008, know as Trust Number 1206-B, the following described real estate in the County of
Cook and State of Illinois, to-wit:

Lot 224 in Weddel and Cox's addition to Englewood, Being a Subdivision
of the East 1/2 of the Southwest 1/4 of Section 20, Township 38 North,
Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 20-20-315-008-0000

ADDRESS: 6821 S. Elizabeth St, Chicago, Illinois 60636

MGR

*cmg
1-19-08*

This space for affixing Riders and Revenue Stamps

Document Number

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 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 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 revision 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.

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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 was 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.

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.

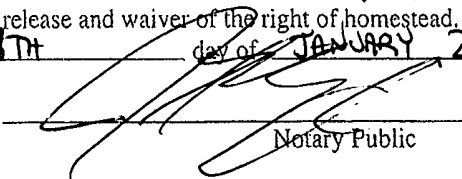
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance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

And the said grantor _____ hereby expressly waive _____ and release _____ 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 _____ afore said has _____ hereunto set _____ hand _____ and seal _____ this 18th day of January 2008.
 _____ (Seal) _____ (Seal)
Patrick Girondi, Member (Seal) _____ (Seal)

State of ILLINOIS } I, JONATHAN MARCINIAK a Notary Public in and for said County, in
 County of DUPAGE } S.S. the state aforesaid, do hereby certify that PATRICK GIRONDI

personally know to me to be the same person _____ whose name _____ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that _____ signed, sealed and delivered the said instrument as _____ 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 18th day of JANUARY 2008.


 Notary Public

Prepared By AND MAIL TO:

FIRST CHICAGO BANK & TRUST
 1145 N. ARLINGTON HEIGHTS ROAD
 ITASCA, IL 60143

For information only insert the street address
 for the above described property.

ATTENTION: PRATIMA JAYSWAL

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the 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 real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to do business or acquire title to real estate under the laws of the State of Illinois.

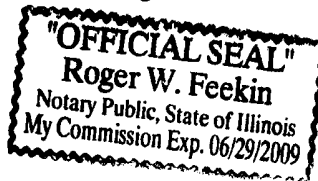
Date: 1-19, 2008

[Signature]
Signature

Subscribed to and sworn before me this 19th day of

Jan, 2008

[Signature]



The grantee or his agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in the 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 real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to do business or acquire title to real estate under the laws of the State of Illinois.

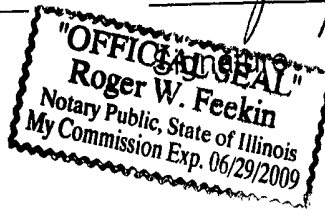
Date: 1-19, 2008

[Signature]

Subscribed to and sworn before me this 19th day of

Jan, 2008

[Signature]



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY OF A GRANTEE SHALL BE GUILTY OF A CLASS "C" MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS "A" MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(This document must be attached to all deeds or ABI's to be recorded in Cook County, Illinois, if the transaction is exempt under the provision of Section 4 of the Illinois Real Estate Transfer Act.)