

# UNOFFICIAL COPY



Doc#: 0812122029 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/30/2008 10:51 AM Pg: 1 of 6

cn 8436876 144 us nAs 314

Property of Cook County Clerk's Office

## SPECIAL WARRANTY DEED IN TRUST

Box 334

6pgs

# UNOFFICIAL COPY

RETURN TO

PETER WONAIS  
WONAIS & WONAIS LTD  
910 W JACKSON BLVD  
CHICAGO, IL 60607

4300-278

## SPECIAL WARRANTY DEED IN TRUST

KNOW ALL MEN BY THESE PRESENTS that COMMUNITY INVESTMENT CORPORATION, duly authorized to transact business in the State of Illinois, GRANTOR, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged does hereby GRANT, BARGAIN and SELL to CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, of 171 North Clark Street, Chicago, Illinois, its successor or successors, as Trustee under the provisions of a trust agreement dated April 17, 2008, known as Trust Number 8002350700, GRANTEE, all of the following described premises situated in Cook County, Illinois, to-wit:

SEE ATTACHED

To Have and To Hold the said premises unto the said GRANTEE, its successors and assigns forever, subject only to:

- (a) 2<sup>nd</sup> installment real estate taxes for 2007 and subsequent years; and
- (b) covenants, conditions and restrictions of record and Regulatory Agreement.


TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for 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

3-14  
8436876  
Pete Wona  
C77

# UNOFFICIAL COPY


Property of Cook County Clerk's Office

**CITY OF CHICAGO**  
 CITY TAX  
  
 APR. 29. 08  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000002163  
**REAL ESTATE  
 TRANSFER TAX**  
 10080.00  
 FP 102805

**COOK COUNTY**  
 COUNTY TAX  
  
 APR. 29. 08  
 REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP

# 0000108278  
**REAL ESTATE  
 TRANSFER TAX**  
 00480.00  
 FP 102502

**STATE OF ILLINOIS**  
 STATE TAX  
  
 APR. 29. 08  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000001086  
**REAL ESTATE  
 TRANSFER TAX**  
 00960.00  
 FP 102808

# UNOFFICIAL COPY

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 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 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 said grantor, hereby expressly waives and releases 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.

# UNOFFICIAL COPY

And the said GRANTOR, for itself and its successors, does warrant to the said GRANTEE, successors and assigns, only that:

1. GRANTOR has not done or suffered to be done anything whereby the said premises hereby granted are, or may be in any manner, encumbered; and
2. GRANTOR will forever defend the said premises against all persons lawfully claiming through GRANTOR, but not otherwise.

IN WITNESS WHEREOF, the said COMMUNITY INVESTMENT CORPORATION has caused its corporate seal to be affixed and these presents to be signed by its Vice President on its behalf, this 23rd day of April, 2008.

COMMUNITY INVESTMENT CORPORATION

By: [Signature]  
Michael Bielawa, Vice President

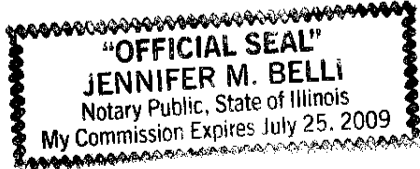
STATE OF ILLINOIS

COUNTY OF COOK

THIS INSTRUMENT WAS PREPARED BY:  
Hauselman, Rappin & Olswang, Ltd.  
39 South LaSalle Street  
Chicago, Illinois 60603

I, Jennifer M. Belli, a Notary Public in and for said County, in the State aforementioned, DO HEREBY CERTIFY that Michael Bielawa, personally known to me to be the Vice President of COMMUNITY INVESTMENT CORPORATION, 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 as such Vice President, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, 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 official seal this 29th day of April, 2008



[Signature]  
Notary Public

ADDRESS OF PROPERTY:

224-228 North Pine & 230-234 North Pine, Chicago, IL 60644

PERMANENT INDEX NO. 16-09-308-025 & 026

PARCEL 1: **UNOFFICIAL COPY**

THE NORTH 62 1/2 FEET OF THE SOUTH 267 1/2 FEET OF THE EAST 1/2 (EXCEPT THE WEST 10 FEET THEREOF) OF BLOCK 10 IN FRINK'S RESUBDIVISION OF THE NORTH 36 1/4 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, AND THE NORTH 36 1/4 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING A RESUBDIVISION OF LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 OF THE SUPERIOR COURT PARTITION OF THE ABOVE DESCRIBED LAND KNOWN AS FRINK'S SUBDIVISION, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 62 1/2 FEET OF THE SOUTH 350 FEET OF THE EAST 1/2 OF BLOCK 10 (EXCEPT THE WEST 10 FEET) IN FRINK'S RESUBDIVISION OF THE NORTH 36 1/4 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8 AND THE NORTH 36 1/4 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office