

UNOFFICIAL COPY



Doc#: 0813642062 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/15/2008 10:00 AM Pg: 1 of 4



Chicago Title Insurance Company

WARRANTY DEED IN TRUST

ST 5103133/28028214
zc

THIS INDENTURE WITNESSTH, That the grantor(s) BCGC FAMILY LIMITED PARTNERSHIP of the County of COOK and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) unto CHICAGO TITLE LAND TRUST CO., a corporation of Illinois, whose address is 171 N. CLARK ST. SUITE 575, CHICAGO, Illinois 60601 as Trustee under the provisions of a trust agreement dated the July 26, 2006, known as Trust Number 8002347031 the following described Real Estate in the County of COOK and State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2007 and subsequent years.

PERMANENT TAX NUMBER: 08-35-200-021-0000 VOLUME NUMBER: 050
Address(es) of Real Estate: 2416 ESTES AVE ELK GROVE, Illinois 60007

Village,

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.

STATE OF ILLINOIS
MAY. 14. 08
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000049979
REAL ESTATE TRANSFER TAX
00700.00
FP 103032

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAY. 14. 08
REVENUE STAMP

0000049095
REAL ESTATE TRANSFER TAX
00350.00
FP 103034

BOX 333-CT

419

UNOFFICIAL COPY

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 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, 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 the said grantor(s) hereby expressly waive(s) 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(s) aforesaid have hereunto set their hand(s) and seal(s) this 12th day of

May, 2008.

BCGC FAMILY LIMITED PARTNERSHIP

By: 

THOMAS CIRRINCIONE
GENERAL PARTNER

Attest _____

UNOFFICIAL COPY

State of Illinois County of Cook

I, Kristin Jacobsen, a Notary Public in and for said County, in the State aforesaid, do hereby certify that BCGC FAMILY LIMITED PARTNERSHIP, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

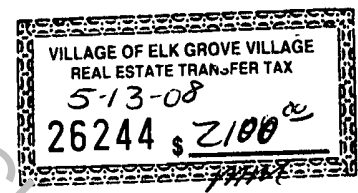
Given under my hand and notarial seal, this 12 day of May, 2008.



Kristin Jacobsen (Notary Public)

Prepared By: Salvatore R. Spaccaferro
1701 E. Woodfield Road Suite 1101
Schaumburg, Illinois 60173

Mail To:
MICHAEL A. ALESIA
1111 PLAZA DRIVE SUITE 450
SCHAUMBURG, Illinois 60173



Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT 'A'

Legal Description

LOT 28 (EXCEPTING THEREFROM THE WEST 1289.79 FEET, AS MEASURED ALONG THE NORTH LINE THEREOF AND ALSO EXCEPTING THEREFROM THAT PART LYING EAST OF A STRAIGHT LINE RUNNING THROUGH A POINT 1539.79 FEET, AS MEASURED AT RIGHT ANGLES TO AND DRAWN FROM THE MID-POINT OF THE WEST LINE OF SAID LOT, EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT AND SAID WEST LINE EXTENDED SOUTH TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID LOT EXTENDED WEST) IN CENTEX INDUSTRIAL PART UNIT NO. 5, BEING A SUBDIVISION IN SECTION 35, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office