

# UNOFFICIAL COPY

**WARRANTY DEED  
IN TRUST  
Statutory (ILLINOIS)**

011  
(8/8)



Doc#: 0822757031 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/14/2008 08:36 AM Pg: 1 of 4

4391477 1/3

**THE GRANTOR(S)**, Thomas P. Finks and Lisa J. Finks, his wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS** to **GRANTEE(S)**, Joseph Kaplan as Trustee of the Joseph Kaplan 2005 Declaration of Trust, and Stacey Kaplan as Trustee of the Stacey Kaplan 2005 Declaration of Trust, as Tenants in Common, the following described real estate situated in the County of Cook, State of Illinois, to wit:

[See legal description attached hereto as Exhibit A]

Commonly known as: 1958 N. Maud  
Chicago, Illinois 60614

P.I.N.: 14-32-401-063-0000

**SUBJECT TO:** covenants, conditions, and restrictions of record and public and utility easements so long as they do not affect the quiet use and enjoyment of the real estate for residential purposes; acts done by or suffered through grantee(s); and general real estate taxes for the year 2007 and subsequent years.

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 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

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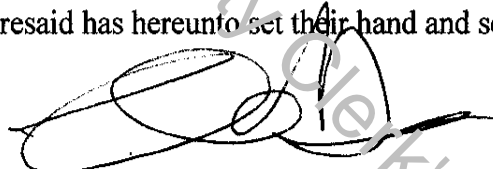
same to deal with the same, whether similar to or different from the ways above specified, at any time or times thereafter.

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 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.

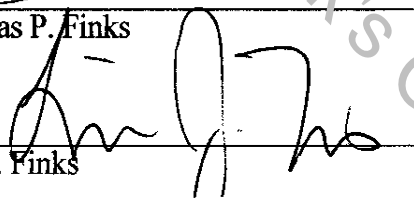
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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 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.

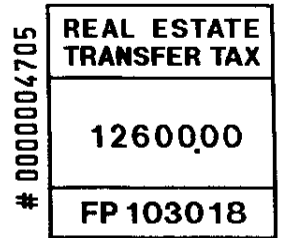
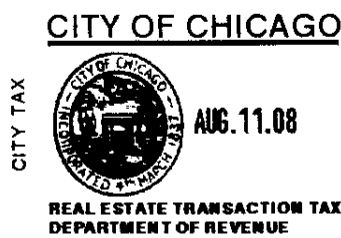
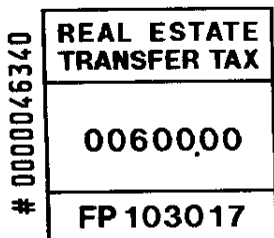
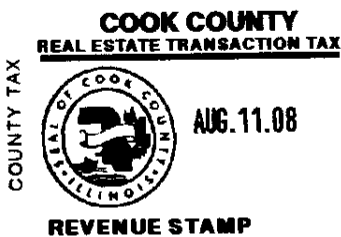
IN WITNESS WHEREOF, the grantor(s) aforesaid has hereunto set their hand and seal this 1<sup>st</sup> day of August, 2008.



Thomas P. Finks



Lisa J. Finks

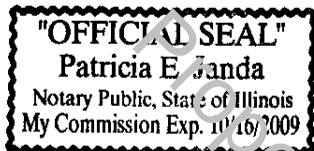


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STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that THOMAS F. FINIS and LISA J. FROCK, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1ST day of Aug, 2008.



Patricia E. Janda  
Notary Public  
My Commission Expires 10-16-09

Prepared by ~~and Man~~ to:


Law Offices of Mark S. Friedman  
1051 Perimeter Drive, Suite 200  
Schaumburg, Illinois 60173

Send Tax Bill to:

Joseph Kaplan  
1958 N. Maud  
Chicago, Illinois 60614

MAIL TO:

GARY S BENSON  
ATTORNEY AT LAW  
2615 N SHEFFIELD AV.  
CHICAGO IL 60614

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 000046653 REAL ESTATE TRANSFER TAX	
	AUG. 11. 08		0120000
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## EXHIBIT "A"

### LEGAL DESCRIPTION

LOT 11 IN MAUD AVENUE 3<sup>RD</sup> RESUBDIVISION, BEING A RESUBDIVISION OF THE NORTHEASTERLY 22 FEET OF LOT 47 AND LOTS 48 TO 56 AND THAT PART OF LOT 57 THAT LIES SOUTHEASTERLY OF A LINE DRAWN PERPENDICULAR TO THE NORTHEASTERLY LINE OF LOT 57 THROUGH A POINT THEREIN 184.50 FEET SOUTHEASTERLY OF THE MOST EASTERLY CORNER OF LOT 65, ALL IN HAPGOOD'S SUBDIVISION OF LOT 1 AND PART OF LOT 2 IN BLOCK 9 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs: 14-32-401-063-0000

Address: 1958 N. Maud, Chicago, Illinois 60614

Property of Cook County Clerk's Office