

UNOFFICIAL COPY



Doc#: 0826605057 Fee: \$78.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/22/2008 10:48 AM Pg: 1 of 7

WARRANTY DEED IN TRUST

(13) 84 37 65 8 JICTI

This indenture witnesseth, that Grantor(s), **ALEXANDER DRAPATSKY**, of the County of Cook, and the State of Illinois. For and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT unto the **ASTOR PROPERTY MANAGEMENT CORPORATION**, a corporation of Illinois, whose address: 555 SKOKIE BLVD, SUITE 500, NORTHBROOK, ILLINOIS 60062, as Trustee under the provisions of a trust agreement dated the 1ST day of May, 2008, known as **LUELLA TRUST # 10149**, the following described real estate in the County of Cook, and the State of Illinois, to wit:

Property Address: 10149 S. LUELLA, Chicago, IL 60617

Permanent Tax Number: 25-12-416-090-0000

CAJ

TO HAVE AND TO HOLD the said premises with the appurtenance 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 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 terms 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 or make leases and to grant options to lease and options to renew leases an options to purchase the whole or any part of the reversion and to contract respecting the manner of pricing the amount of present or future rentals, to partition or kind, to release, convey or assign any right, title or interest in or about or easement appurtenant of 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.

BOX 333-CTI

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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 thereon and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver very 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, power, 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 interests, 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 for sales on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) this 20th day of May, 2008.



 ALEXANDER DRAPATSKY

THIS INSTRUMENT WAS PREPARED BY:

Alexander Drapatsky
 Astor Law Group, P.C.
 555 Skokie Blvd, Suite 500
 Northbrook, IL 60062

Exempt under provisions of Paragraph E, Section 4,
 Real Estate Transfer Tax Act.

5/20/08
 Date


 Buyer, Seller or Representative

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 008437658 SK
 STREET ADDRESS: 7959 S. BENNET
 CITY: CHICAGO COUNTY: COOK
 TAX NUMBER: 20-36-104-022-0000

LEGAL DESCRIPTION:

PARCEL 1:

PARCEL A:

LOT 25 AND THE SOUTH 16 FEET OF LOT 26 IN BLOCK 2 IN L. A. OSTROM'S
 RESUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION
 36, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN
 ALSO

PARCEL B:

THE SOUTH 5 FEET OF LOT 24 IN BLOCK 2 IN WILLIAM KASPAR'S RESUBDIVISION OF PART
 OF BLOCKS 2, 3 AND 4 IN L. A. OSTROM'S RESUBDIVISION OF THE EAST 1/2 OF THE EAST
 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE
 THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

LOT 30 IN BLOCK 2, IN MERRIONETTE MANOR, BEING A SUBDIVISION OF EAST 1/2 OF THE
 NORTHEAST 1/4 OF SECTION 12, NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37
 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT
 THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT
 14127310

PARCEL 3:

LOT 33 IN BLOCK 2, IN MERRIONETTE MANOR, BEING A SUBDIVISION OF EAST 1/2 OF THE
 NORTHEAST 1/4 OF SECTION 12, NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37
 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT
 THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT
 14127310

PARCEL 4:

LOT 18 IN BLOCK 1 IN MERRIONETTE MANOR FIRST ADDITION, BEING A SUBDIVISION OF
 PART OF THE EAST HALF OF THE NORTH EAST 1/4 OF SECTION 12, NORTH OF THE INDIAN
 BOUNDARY LINE, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL
 MERIDIAN, IN COOK COUNTY, ILLINOIS.

(CONTINUED)

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 008437658 SK
 STREET ADDRESS: 7959 S. BENNET
 CITY: CHICAGO COUNTY: COOK
 TAX NUMBER: 20-36-104-022-0000

LEGAL DESCRIPTION:**PARCEL 5:**

LOT 41 IN BLOCK 2 IN MERRIONETTE MANOR FIRST ADDITION BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12 NORTH OF THE INDIAN BOUNDARY LINE TOWNSHIP 37 NORTH RANGE 14, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF DEEDS AS DOCUMENT 1196462 IN COOK COUNTY, ILLINOIS

PARCEL 6:

THE NORTH 1/2 OF LOT 22 AND LOT 23 (EXCEPT THE NORTH 3 FEET THEREOF) IN BLOCK 30 IN CALUMET TRUST'S SUBDIVISION IN SECTION 12, BOTH NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND FRACTIONAL SECTION 7 NORTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 1925 AS DOCUMENT 9137462 IN COOK COUNTY, ILLINOIS

PARCEL 7:

LOT 25 IN BLOCK 3 IN MERRIONETTE 1ST ADDITION IN SECTION 12, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 8:

LOT 73 AND THE SOUTH 5 FEET OF LOT 74 IN BLOCK 91 IN THE SUBDIVISION BY THE BLUE ISLAND LAND AND BUILDING COMPANY, KNOWN AS WASHINGTON HEIGHTS, IN SECTION 19, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 9:

LOT 23 IN BLOCK 1 IN MERRIONETTE MANOR FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 12, NORTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 37 NORTH. RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT 1196452, IN COOK COUNTY, ILLINOIS.

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 008437658 SK
STREET ADDRESS: 7959 S. BENNET
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 20-36-104-022-0000

LEGAL DESCRIPTION:

PARCEL 10:

LOT 13 IN BLOCK 1 IN WILLIAM T. LITTLE'S SUBDIVISION OF BLOCK 6 OF CAROLIN'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 11:

THE SOUTH 7 FEET OF LOT 6 AND THE NORTH 33 1/3 FEET OF LOT 7 IN GEORGE G. MCROY'S SUBDIVISION OF LOTS 5, 6, 7, 14, 15 AND THE EAST 1/2 OF LOTS 8 AND 13 IN BLOCK 5 IN STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 12:

THE SOUTH 4 FEET OF LOT 11, ALL OF LOT 12 AND THE NORTH 8 FEET OF LOT 13 IN BLOCK 31 OF CALUMET TRUST SUBDIVISION IN FRACTIONAL SECTION 12 BOTH NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE IN TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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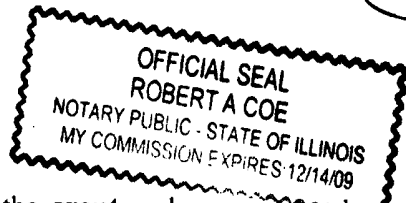
STATEMENT BY GRANTOR AND GRANTEE

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

Dated May 20, 2008

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Alexander Drepalsky
This 20th day of May, 2008
Notary Public [Signature]

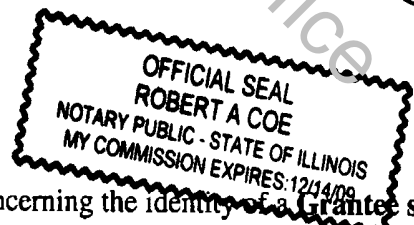


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date May 20, 2008

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Alexander Drepalsky
This 20th day of May, 2008
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a **grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)