

UNOFFICIAL COPY

DEED IN TRUST WARRANTY DEED



Doc#: 0914712135 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/27/2009 01:17 PM Pg: 1 of 3

TICOR TITLE 645923

THIS INDENTURE WITNESSETH, That the Grantor/s, Brian Passmore of Chicago, Illinois Of the County of Cook and in consideration of ~~Ten—\$10.00—Dollars~~, and other good and Valuable considerations in hand, paid, Convey(s) And Warrant(s) unto the **PALOS BANK AND TRUST COMPANY**, and Illinois Banking Corporation of the United States of America, as Trustee under the Provisions of a Trust Agreement dated the 7th day of October, 2008 and known as Trust Number 1-7729 the following described real estate in the County of Cook and the State of Illinois, to wit: * A bachelor

LOT 29 IN JOHN D. PARKER'S SUBDIVISION OF THE WEST 9 ACRES OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO AND NORTHWESTERN RAILROAD AND NORTH OF THE WEST LAKE STREET, IN CHICAGO, COOK COUNTY, ILLINOIS.

Permanent Index No.: 16-11-404-034-0000

Common Address: 3432 West Fulton Street, Chicago, Illinois

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 and to resubdivide said Property as often as desired, to contract to sell, to grant options, to sell on any terms, to convey either with or without consideration to donate, to dedicate, to mortgage, pledge or otherwise encumber: to lease said property, or any part thereof, from time to time, by leases to commence in praesenti or in futuro, and upon any terms and for any period of time, not exceeding 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 partition 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 said premises and to deal with said property and every part thereof in all ways and for such other considerations as it would be lawful for any persons owning the same to deal with same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, and in no case shall any party dealing with said Trustee in relation to said premises, 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 to inquire into the necessity or expediency of any act of said Trustee, or be privileged or obliged to inquire into any of the terms of said Agreement.

The interest of each and every Beneficiary(ies) hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in earning avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in the said **PALOS BANK AND TRUST COMPANY** the entire legal and equitable title in fee, in and to all of the premises above described.

BOX 13


P-3
mw

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Property of Cook County Clerk's Office

CITY TAX

CITY OF CHICAGO



MAY.22.09


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000010481

REAL ESTATE TRANSFER TAX
00577,50
FP 102803

STATE TAX

STATE OF ILLINOIS



MAY.22.09


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000473

REAL ESTATE TRANSFER TAX
00055,00
FP 102809

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAY.23.09

REVENUE STAMP

0000000471

REAL ESTATE TRANSFER TAX
00027,50
FP326707

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This conveyance is made upon the express understanding and condition that neither **PALOS BANK AND TRUST COMPANY** individually or as Trustee, nor its successor or successors in Trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or us or their agents or attorneys may do or omit to do or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto or for injury to person or property happening in or about said real estate, any all such liability being hereby expressly waived and released. Any contract, obligations or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then Beneficiary (ies) under Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express Trust and not individually (and the Trustee shall have no obligations whatsoever with respect to any such contract, obligation or indebtedness except only so far as the Trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

And the said Grantor(s) hereby expressly waive(s) and release(s) 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 (we) hereunto set (his) (her) (their) hand and seal(s) this 31st day of _____, 2009.

(SEAL) [Signature] (SEAL) _____
(SEAL) _____ (SEAL) _____

State of Illinois)
County of Cook) I, LYNNETTE LOCKWITZ a Notary Public in and for said County, aforesaid, do hereby certify that BRIAN PASSMORE the same person(s) whose name(s) subscribed to the foregoing instrument appeared before me this day in person and acknowledged that HE signed, sealed and delivered the said instrument as HIS free and voluntary act, for the users and purposes therein set forth, including the release and waiver of right of homestead.



Given my hand and notary seal this 31st day of MAY, 2009.
[Signature]
Notary Public

COUNTY - ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH
____, SECTION 4, REAL ESTATE TRANSFER ACT

Dated: _____

Buyer, Seller or Representative

This Instrument was prepared by:

Brian Passmore
858 Armitage, Unit 124
Chicago, Illinois 60614

Mail Tax Bills To:
PINEA Properties LLC
2600 W. JACKSON
CHICAGO IL 60621

Mail To: Grantee's Address
~~Palos Bank and Trust
Trust and Investment Division
12600 South Harlem Avenue
Palos Heights, Illinois 60463~~

HAI Lipshutz 973-
1120 W. Belmont 975-
CHICAGO IL 60617 0030