

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED IN TRUST



Doc#: 0928040046 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/07/2009 11:31 AM Pg: 1 of 4

SA 35 86040 / CTRC / Subm. reg. 106 3/10/03

THIS INDENTURE WITNESSETH, That the grantor(s) Eugene Sexton, a bachelor, 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 Parkway Bank & Trust, a corporation of Illinois, whose address is 4800 N. Harlem Avenue, Harwood Heights, Illinois 60706 as Trustee under the provisions of a trust agreement dated the December 3, 2004, known as Trust Number 13888 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

**SUBJECT TO:** covenants, conditions and restrictions of record, party wall rights and agreements, existing leases and tenancies, general taxes for the year 2008 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2009

PERMANENT TAX NUMBER: 14-21-106-034-1040

VOLUME NUMBER: \_\_\_\_\_

Address(es) of Real Estate: 663 W. Grace-Unit 314 Chicago, Illinois 60613

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.

CITY TAX		CITY OF CHICAGO	
	OCT.-1.09	# 0000006861	REAL ESTATE TRANSFER TAX
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE			01207.50
			FP 102805

COUNTY TAX		COOK COUNTY REAL ESTATE TRANSACTION TAX	
	OCT.-1.09	# 0000004751	REAL ESTATE TRANSFER TAX
REVENUE STAMP			00057.50
			FP 102802

STATE TAX		STATE OF ILLINOIS	
	OCT.-1.09	# 0000006931	REAL ESTATE TRANSFER TAX
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			00115.00
			FP 102808

4  
Box 334

# 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 28<sup>th</sup> day of Sept, 2007.

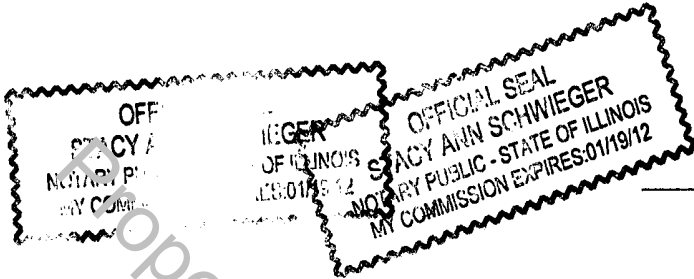
Eugene Sexton (SEAL) \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

# UNOFFICIAL COPY

State of Illinois County of Cook

I, Stacy Ann Schwieger, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Eugene Sexton 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 28<sup>th</sup> day of Sept, 2009



[Signature] (Notary Public)

**Prepared By:** Martin J. Weisenburger  
8630 Wheeler Drive  
Orland Park, Illinois 60462-4704

**Mail To:**  
Jon A. Michal  
5576 N. Elston Avenue  
Chicago, Illinois 60630

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

EXHIBIT 'A'

## Legal Description

UNIT 314 IN 663 WEST GRACE STREET CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (TAKEN AS A TRACT):

LOTS 1, 2 AND 3 IN P. N. KOHLSATT'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 1, 2, 3, 12, 13 AND 14 IN BLOCK 6 OF HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND ALSO LOTS 33 TO 37 IN PINE GROVE IN FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND PLAT OF SURVEY ATTACHED THERETO AS EXHIBIT "A" RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS COOK COUNTY, ILLINOIS AS DOCUMENT 26104048 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office