

UNOFFICIAL COPY

WARRANTY DEED IN TRUST



Doc#: 1022840046 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/16/2010 10:26 AM Pg: 1 of 4

THIS INDENTURE WITNESSETH,
that the Grantor(s), Raja D. Yanni and
Valerie A. Yanni, husband and wife,
of Chicago, County of Cook and State
of Illinois, for and in consideration of
TEN AND NO/100 DOLLARS
(\$10.00), and other good and valuable
considerations in hand paid, receipt of
which is hereby acknowledged, Convey
and

Warrant unto CHICAGO TITLE LAND TRUST COMPANY, as Trustee under the provisions of a trust
number F647648 dated the April 27, 2010 day of April, 2010, the following described real estate in the
County of Cook and State of Illinois, to wit:

See Attached Legal

P.I.N.: 17-21-211-039-0000

PROPERTY ADDRESS: 1432 South Federal Street Chicago Illinois 60605

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and
for the uses and purposes herein and in such 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 present or in future, and upon any terms and for
any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to
renew or extend leases upon any terms and for any period or periods of time and to mend, change or modify
leases and the terms and provision 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
changes 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, or money borrowed or advanced on said

S
P 4
S
SC Y
INT 27

1004334

UNOFFICIAL COPY

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.

If the title to any of the above land is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition" or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors hereby expressly waive 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 grantors aforesaid have hereunto set their hand and seal this 12 day of July, 2010.

Raja D. Gianni by Shengfou
 Raja D. Gianni (SEAL)
Att. in fact
Valerie A. Gianni by Shengfou
 Valerie A. Gianni (SEAL)
Att. in fact

CITY OF CHICAGO



AUG. 10. 10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000009427

REAL ESTATE TRANSFER TAX
0714000
FP 102805

CITY TAX

UNOFFICIAL COPY

STATE OF ILLINOIS TX }
Collin COUNTY } ss
 }

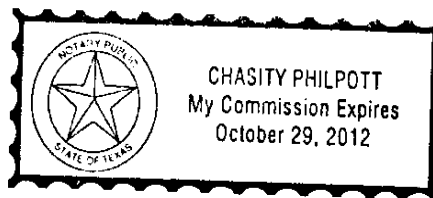
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Raja D. Yanni, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal, this 12 day of July, 2010.

(Stamp/Seal)

Chasity Philpott
 Notary Public

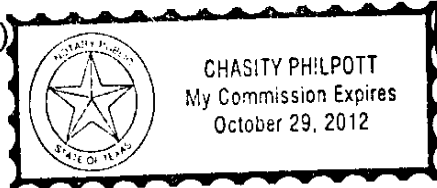
STATE OF ILLINOIS TX }
Collin COUNTY } ss
 }



I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Valerie A. Yanni, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal, this 12 day of July, 2010.

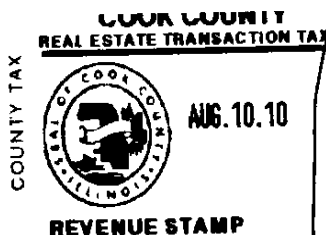
(Stamp/Seal)



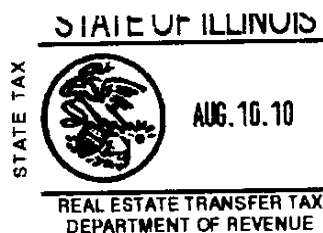
Chasity Philpott
 Notary Public

Future Taxes to Grantee's Address
 OR to

Return this document to:



# 0000007781	REAL ESTATE TRANSFER TAX
	00340.00
	FP 102802



# 0000009953	REAL ESTATE TRANSFER TAX
	00680.00
	FP 102808

THIS instrument was prepared by: Kristufek and Associates, P.C.

Whose Address is: 1131 Warren Avenue, Downers Grove, IL 60515

UNOFFICIAL COPY

Exhibit "A"

PARCEL 1: THAT PART OF BLOCK 7 IN DEARBORN PARK UNIT 2 BEING A SUBDIVISION OF SUNDY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID BLOCK, 71.66 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PERPENDICULAR THERETO FOR A DISTANCE OF 189.83 FEET TO THE EAST LINE OF SAID BLOCK; THENCE NORTH 00 DEGREES 01 MINUTES 28 SECONDS EAST ALONG SAID EAST LINE 14.50 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 57.20 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST 7.07 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 124.57 FEET; THENCE NORTH 34 DEGREES 37 MINUTES 01 SECONDS WEST 28.16 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 39.31 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST 20.68 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 64.08 FEET TO THE EAST LINE OF BLOCK 7 AFORESAID; THENCE NORTH 00 DEGREES 04 MINUTES 18 SECONDS EAST 27.76 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 83.51 FEET; THENCE NORTH 45 DEGREES 00 MINUTES WEST 21.57 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 27.22 FEET; THENCE NORTH 33 DEGREES 10 MINUTES 17 SECONDS EAST 26.59 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 37.12 FEET; THENCE NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST 14.14 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 55.06 FEET TO THE EAST LINE OF BLOCK 7 AFORESAID; THENCE SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST ALONG SAID EAST LINE 121.01 FEET TO THE POINT OF BEGINNING (EXCEPT FROM THE ABOVE DESCRIBED PROPERTY TAKEN AS A TRACT THAT PART THEREOF LYING NORTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID TRACT 91.64 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 51 MINUTES 42 SECONDS WEST 64.99 FEET TO THE WEST LINE OF SAID TRACT AND EXCEPT THEREFROM THAT PART THEREOF LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID TRACT 71.64 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 51 MINUTES 42 SECONDS WEST 66.10 FEET TO THE WEST LINE OF SAID TRACT) IN COOK COUNTY, ILLINOIS

Cook County Clerk's Office