

# UNOFFICIAL COPY



**NORTH STAR**  
TRUST COMPANY

An affiliate of Marshall & Ilsley Corporation



Doc#: 1026034061 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/17/2010 01:41 PM Pg: 1 of 3

## Warranty Deed in Trust

THIS INDENTURE WITNESSETH, that the  
Grantor(s),  
Dan Kenen, a married person

THIS IS NOT HOMESTEAD PROPERTY

of the County of Cook and the State of Illinois,  
for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, and of other good and valuable  
considerations, receipt of which is hereby duly acknowledged, Convey(s) and Warrants(s) unto **North Star Trust  
Company**, a corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to  
accept and execute trusts within the State of Illinois as Trustee under the provisions of a certain Trust Agreement,  
dated the 28th day of June, 2010  
and known as Trust Number 10-12098, the following described real estate in the County  
of Cook and State of Illinois, to wit:

Lot 20 in Block 11 in Second Addition to Calumet Gateway in the Northeast 1/4 of Section 2, Township 37 North, Range  
14, East of the Third Principal Meridian, in Cook County, Illinois

GRANTEE'S ADDRESS: 500 W. Madison St. Suite 3150, Chicago, Illinois 60661

P.I.N. 25-02-203-020-0000

TO HAVE AND TO HOLD the said real estate 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 real  
estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part  
thereof, and to resubdivide said real estate 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 real estate 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 real  
estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or  
reversion, by leases to commence in praesenti or in 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 real estate, 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 real estate or any part thereof, and to deal with said real  
estate 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.

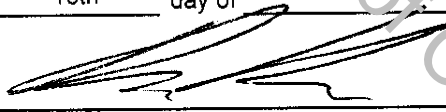
See Reverse

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In no case shall any party dealing with said Trustee, or any successor in trust, in relations to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been compiled with, or be obliged to inquire into the authority, 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, or any successor in trust, 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 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

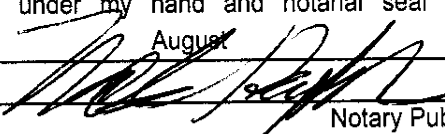
And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid has hereunto set \_\_\_\_\_ my \_\_\_\_\_ hand(s) and seal(s) this 13th day of August, 2010.

 \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)  
 Dan Kenen  
 \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

I, Ronald Kaplan a  
 Notary Public in and for said County, in the state aforesaid do hereby certify that  
 STATE OF Illinois Dan Kenen, a married person  
 SS. personally known to me to be the same person(s) whose name(s)  
 COUNTY OF Cook 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 therein set forth, including the release and waiver of  
 the right of homestead.



Given under my hand and notarial seal this 13th day of  
August, 2010  
  
 Notary Public

Mail To: Ronald B. Kaplan  
 134 N. La Salle, Suite 1710  
 Chicago, IL. 60602

Address of Property:  
8747 S. Kimbark Ave.  
Chicago, IL. 60619  
 This instrument was prepared by:  
Ronald B. Kaplan  
134 N. La Salle, Suite 1710  
Chicago, IL. 60602

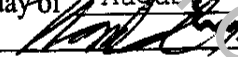
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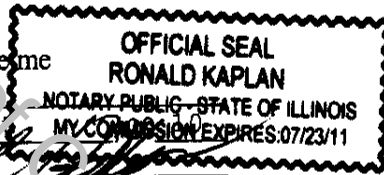
## STATEMENT BY GRANTOR AND GRANTEE

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 August 13, 2010

Signature:   
Grantor or Agent


Subscribed and sworn to before me  
By the said Dan Kenen  
This 13th day of August  
Notary Public 



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 August 13, 2010

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Dan Kenen  
This 13 day of August  
Notary Public 



**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.)