

# UNOFFICIAL COPY



## WARRANTY DEED IN TRUST

1104-43675

Doc#: 1118754021 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/06/2011 10:24 AM Pg: 1 of 3

THE INDENTURE WITNESSETH, that the grantor, RALPH W. KENNEDY, a single man and never having been married (Grantor"), of Chicago, Illinois, for and in consideration of ten (\$10.00) dollars, and other good and valuable consideration in hand paid, conveys and warrants unto JOSEPH M. SIEGMAN, Trustee of the Joseph M. Siegman Trust dated December 19, 1985 ("Grantee"), of 240 Whistler Road, #1 E, Highland Park, Illinois, the following described real estate located in the County of Cook and State of Illinois, to-wit:

UNIT 29M TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2020 LINCOLN PARK WEST CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25750909, IN SECOND 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PRAIRIE TITLE INC.  
6821 NORTH AVENUE  
OAK PARK, IL 60302**

PIN: 14-33-208-028-1338

Commonly known as: Unit 29M, 2020 North Lincoln Park West, Chicago, Illinois 60614

TO HAVE AND TO HOLD the said premises with the appurtenances upon said trust and for the uses and purposes herein and in said trust agreement and set forth herein.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said property or any part thereof: to dedicate parks, streets, highways or alleys; 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 property 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 trustees; 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, 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 thereof, 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 property 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 property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or

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mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said property, or be obliged to see that the terms of said trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, 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 trustees in relation to said property 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 said trust created by the trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Deed 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.

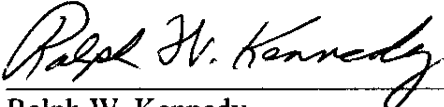
And the said Grantor hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing the exemption of homesteads from sale on execution or otherwise.

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 lands is now or hereafter registered, the Register 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.

This conveyance is subject to general real estate taxes not due and payable as of the date hereof, building lines and building laws and ordinances, use or occupancy restrictions; conditions and covenants and other restrictions of record, provided that none of the foregoing shall or may adversely affect the right of Grantee to use the said property for residential purposes and none of the foregoing contains any reverter or right of reentry.

In Witness Whereof, the undersigned has \_\_\_\_\_ this Warranty Deed in Trust as of this 31<sup>st</sup> day of May, 2011.

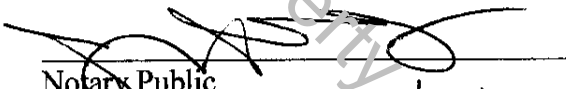
  
\_\_\_\_\_  
Ralph W. Kennedy

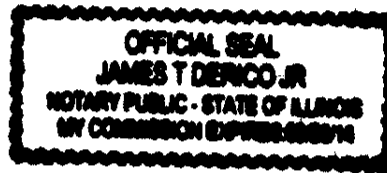
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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ralph W. Kennedy, a single man and never having been married, personally known to me to be the same person whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person and acknowledged that he signed and delivered 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 official seal this 31<sup>st</sup> day of May, 2011.

  
Notary Public  
My commission expires: 6/10/14



This instrument was prepared by and after recording mail to:

Arnold E. Karolewski  
Chuhak & Tecson, P.C.  
30 South Wacker Drive, Suite 2600  
Chicago, Illinois 60606-7413

Send subsequent tax bills to:

Joseph M. Siegman  
240 Whistler Road, Unit #1 E  
Highland Park, Illinois 60035-5962

City of Chicago  
Dept. of Revenue  
612720  
6/22/2011 10:57  
dr00198



Real Estate  
Transfer  
Stamp  
\$3,559.50

Batch 3,072,330

