

UNOFFICIAL COPY

WARRANTY DEED IN TRUST (Illinois)



Doc#: 1132646055 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/22/2011 02:19 PM Pg: 1 of 3

THIS INDENTURE WITNESSETH, that Grantor(s), **WANDA KOZUB**, an unmarried woman, of the County of Cook, and the State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto the **COMMUNITY SAVINGS BANK**, an Illinois Corporation, whose address is 4801 W. Belmont Avenue, Chicago, Illinois 60641, as Trustee under the provisions of a trust agreement dated the 13th day of September, 2011 and known as Trust Number LT-2507 and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook, and the State of Illinois, to wit:

(The above space for Recorder's Use only)

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number: 12-25-223-038-1026; 12-25-223-038-1042
Address of Real Estate: 2920 N. Harlem Avenue, Unit 4F, Elmwood Park, IL 60707

TO HAVE AND TO HOLD the said premises with the appurtenance upon the trust 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, 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 *future*, and upon any terms and for any period or periods of time, not exceeding in the case of any single lease the terms 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 or make leases and to grant options to lease and options to renew leases an options to purchase the whole or any part of the reversion and to contract respecting the manner of pricing the amount of present or future rentals, to partition or kind, to release, convey or assign any right title or interest in or about or easement appurtenant of 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 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 thereon and binding upon all beneficiaries thereunder, (c) that said trustee was duly

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EXHIBIT A

Commitment Number: F-1128-APA


Unit No. 4F and P-2 in Harlem Terrace Condominium together with its undivided percentage interest in the common elements as defined and delineated in the Declaration of Condominium recorded as Document Number 97724546 as amended from time to time in the Northeast 1/4 of Section 25, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

12-25-223-038-1026
12-25-223-038-1042
2920 N. HARLEM AVE, UNIT 4F, ELMWOOD PARK, IL 60707

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



NOV. 22. 11


0000000877

REAL ESTATE TRANSFER TAX
00027.50
FP 103047

REVENUE STA 4F

STATE OF ILLINOIS

STATE TAX



NOV. 22. 11

0000000879

REAL ESTATE TRANSFER TAX
00055.00
FP 103036

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

National Title Center, Inc.
7443 W. Irving Park Road, #1E
Chicago, IL 60634
A Policy Issuing Agent for
FIRST AMERICAN TITLE INSURANCE COMPANY