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Doc#: 1208333061 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/23/2012 11:13 AM Pg: 1 of 3

Property of Cook County Clerk's Office

WARRANTY DEED IN TRUST

THE GRANTOR, **West Gladys LLC**, an Illinois limited liability company, of the City of Chicago and State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, CONVEYS and WARRANTS to GRANTEE, **Chicago Title Land Trust Company**, an Illinois corporation, as Trustee under the provisions of a certain Trust Agreement dated March 13, 2012 and known as Trust Number 8002359049, whose address is 171 North Clark Street, Suite 575, Chicago, Illinois 60601, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Lot 39 in Block 3 in R.J. Hamilton's Subdivision of the West 1/2 of the East 1/2, except the West 2.5 chains of the Northwest 1/4 of Section 18, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Subject to covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Grantee; general real estate taxes not yet due and payable at the time of closing; proceeding pending in Circuit Court as Case No. 09M1402355 filed August 25, 2009 by City of Chicago.

PIN: 17-18-123-039

Address of Real Estate: 2117 West Gladys^{Ave.}, Chicago, Illinois 60612

Together with the tenements and appurtenances thereunto belonging.

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.

The terms and conditions set forth on the attached Rider are made a part hereof.

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

C.T.I.C. 8839726 D2 KARSA


Box 400-CTCC

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UNOFFICIAL COPY

The undersigned has executed this Deed as of the 15 day of March, 2012.

West Gladys, LLC, an Illinois
limited liability company

By: 
Name: AVI BANKER
Title: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)


REAL ESTATE TRANSFER	03/15/2012
	CHICAGO: \$1,537.50
	CTA: \$615.00
	TOTAL: \$2,152.50
17-18-123-039-0000 20120301600436 KJ8FK	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Avi Banker, Manager of West Gladys, LLC, an Illinois limited liability company, 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 said instrument as his own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 15 day of March, 2012.

SEAL




Notary Public



This document was prepared by

Scott L. David, Esq.
Much Shelist, P.C.
191 North Wacker Drive, Suite 1800
Chicago, Illinois 60606

After recording mail to:
Alex Demchenko
2338 W. Belmont
Chicago, IL 60618

Send subsequent tax bills to:

2117 W. Gladys, Inc.
2637 West Haddon Avenue, Unit 1
Chicago, Illinois 60622

REAL ESTATE TRANSFER	03/15/2012
	COOK \$102.50
	ILLINOIS: \$205.00
	TOTAL: \$307.50
17-18-123-039-0000 20120301600436 B7UD5V	

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RIDER

TERMS AND CONDITIONS

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, 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 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 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.

In no case shall any party dealing with said Trustee, or any successor in trust in relation 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 to 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 complied 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 (including the Recorder of Deeds of the aforesaid county) 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 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.

This conveyance is made upon the express understanding and condition that neither Chicago Title Land Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title Land Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.