

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

*THIS INDENTURE WITNESSETH,*  
that the Grantor Rajeev Patil and Alysha Primmer, each divorced and not remarried of the County of Cook and the State of Illinois for and in consideration of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, Convey

and warrant \_ unto **FIRST MIDWEST BANK** of 2801 W. Jefferson Street, Joliet, Illinois 60435, its successor or successors as Trustee under the provisions of a trust agreement dated the 2<sup>nd</sup> day of August, 2012 known as Trust Number 8794, the following described real estate in the County of Cook and State of Illinois, to-wit:

SEE EXHIBIT "A"



Doc#: 1222833024 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/15/2012 08:43 AM Pg: 1 of 5

4/4 FIRST AMERICAN  
File # 2325425

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; Condominium Declaration and By-Laws; general taxes for the year 2012 and subsequent years.

**PROPERTY ADDRESS: 1550 N. State Pkwy, #A-1 & A-2, Chicago, IL 60610**


**PERMANENT INDEX NUMBER: 17-04-210-029-1044, 17-04-210-029-1045**

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



Full power and authority is hereby granted to said trustee to 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 directly to a trust grantee or to a successor or successors in trust and to grant to such trust grantee or 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 in futuro, and upon any terms and or 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 or 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 charges 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

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REAL ESTATE TRANSFER	08/07/2012
 CHICAGO:	\$8,737.50
CTA:	\$3,495.00
TOTAL:	\$12,232.50

17-04-210-029-1044 | 20120801600558 | HW6D2P

REAL ESTATE TRANSFER	08/07/2012
 COOK	\$582.50
 ILLINOIS:	\$1,165.00
TOTAL:	\$1,747.50

17-04-210-029-1044 | 20120801600558 | 9LULHA

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similar to or different from the ways above specified, at any time or times hereafter.

The Grantors hereby expressly warrant\_\_ to the Grantee (and all successors in interest), that no toxic waste, noxious, radioactive or hazardous material is stored on, or otherwise exists, upon said premises.

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 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 lands 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 cases made and provided.

And the said grantors hereby expressly waive and release any and all right of 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 hands and seals this 3rd day of August, 2012.

(Seal)

  
Rajeev Patil

*Alysha Primmer by Rajeev Patil*

*her attorney-in-fact*

Alysha Primmer

(Seal)

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State of Illinois

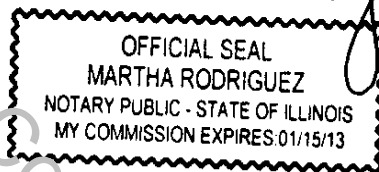
Ss.

County of Cook

I, MARTHA RODRIGUEZ a Notary Public in and for said County, in the State aforesaid, do hereby certify that Rajeev Patil, 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 therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and seal this 3rd day of August A.D. 2012.

Martha Rodriguez  
Notary Public.



**AFTER RECORDING**  
**MAIL THIS INSTRUMENT TO:**  
**FIRST MIDWEST BANK**  
**TRUST DIVISION**  
2801 W. Jefferson Street  
Joliet, Illinois 60435

**MAIL FUTURE TAX BILLS TO:**  
F.A. Development Company, LLC  
1550 N. State Parkway # A1  
Chicago, IL 60610

**THIS INSTRUMENT WAS PREPARED BY:**  
Neal M. Ross, Esq.  
670 N. Clark St., #300-W  
Chicago, IL 60654

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: UNIT NUMBER "A"-1 AND "A"-2, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

LOTS 1 TO 5 IN THE SUBDIVISION OF LOT "A" IN BLOCK 1 IN THE SUBDIVISION BY THE CATHOLIC BISHOP OF CHICAGO OF LOT 13 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 15 OF PLATS, PAGE 34;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 4, 1977 AND KNOWN AS TRUST NUMBER 40972, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24130105; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION IN PLAT OF SURVEY), IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 17-04-210-029-1044 Vol. 0498 and 17-04-210-029-1045 Vol. 0498

Property Address: 1550 North State Parkway, Unit 1A, Chicago, Illinois 60610

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