

# UNOFFICIAL COPY

01-24-14-1606379-0000 1973  
**SPECIAL WARRANTY  
DEED IN TRUST**



Doc#: 1405622004 Fee: \$44.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 02/25/2014 08:35 AM Pg: 1 of 4

THE GRANTOR(S), **ELI JAX, L.L.C.**, an Illinois limited liability company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of TEN AND NO/100 dollars (\$10.00) and other good and valuable consideration in hand paid and pursuant to the authority given by the member of said company remise(s), release(s), alien(s), and convey(s) to **DAVID REICH, AS TRUSTEE OF THE DAVID GS TRUST U/A STEVE REICH REVOCABLE TRUST DATED AUGUST 9, 1990**, of 2501 N. Elston Ave., Chicago, IL 60647, the following described real estate situated in the County of Cook in the State of Illinois, to wit:


### SEE ATTACHED LEGAL DESCRIPTION

And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantees, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and that the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, WILL WARRANT AND DEFEND, subject only to the items outlined in the attached Legal Description for Deed.



**PIN:**  
13-24-314-008-0000  
13-24-314-009-0000  
13-24-314-010-0000  
13-24-314-071-0000

**COMMONLY KNOWN AS:** 3319 N. ELSTON AVENUE, CHICAGO, IL 60618

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the Trust Agreement.

REAL ESTATE TRANSFER	02/24/2014
 CHICAGO:	\$0.00
CTA:	\$0.00
<b>TOTAL:</b>	<b>\$0.00</b>

13-24-314-008-0000 | 20131201606379 | YQC5Z7

REAL ESTATE TRANSFER	02/24/2014
  COOK	\$1,225.00
ILLINOIS:	\$2,450.00
<b>TOTAL:</b>	<b>\$3,675.00</b>

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*Box 331*

*4*

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Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

The 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 the exemption of homesteads from sale on execution or otherwise.



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## LEGAL DESCRIPTION

PARCEL 1:

LOTS 1, 2 AND 3 IN BERNHARD KUHL'S RESUBDIVISION OF LOTS 55 TO 60, BOTH INCLUSIVE, IN BLOCK 3 IN ELECTRIC PARK SUBDIVISION IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 11, 1909 AS DOCUMENT NO. 4340695, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 12 AND 13 IN WALTER'S SUBDIVISION OF LOTS 33 TO 36, BOTH INCLUSIVE, AND 42 TO 54, BOTH INCLUSIVE, IN BLOCK 3, IN ELECTRIC PARK SUBDIVISION IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 30, 1911, AS DOCUMENT NO. 4731431 IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT 11 LYING SOUTHEASTERLY OF A LINE DRAWN FROM A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT, SAID POINT BEING 18.22 FEET NORTHWESTERLY OF THE SOUTH MOST CORNER OF SAID LOT (AS MEASURED ALONG SAID SOUTHWESTERLY LINE) TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT, SAID POINT BEING 18.17 FEET NORTHWESTERLY OF THE EAST MOST CORNER OF SAID LOT (AS MEASURED ALONG SAID NORTHEASTERLY LINE) IN WALTER'S SUBDIVISION OF LOTS 33 TO 36, BOTH INCLUSIVE, AND 42 TO 54, BOTH INCLUSIVE, IN BLOCK 3, IN ELECTRIC PARK SUBDIVISION IN THE SOUTH 1/2 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 30, 1911 AS DOCUMENT NO. 4731431 IN COOK COUNTY, ILLINOIS.

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