

# UNOFFICIAL COPY



## DEED IN TRUST - WARRANTY

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, JOAN DACHS BAIS YAAKOV ELEMENTARY SCHOOL-YESHIVAS TIFERES TZVI, INC.

of the County of COOK and State of ILLINOIS for and

in consideration of the sum of Ten Dollars (\$ 10.00 ) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey and

**WARRANT** unto **CHICAGO TITLE LAND TRUST COMPANY** a Corporation of Illinois

whose address is 10 S. LaSalle St., Suite 2750, Chicago, IL 60603, as Trustee under the provisions of a certain Trust Agreement dated January 27, 2015 and known as Trust Number 8002365592, the following described real estate situated in COOK County, Illinois to wit:

Doc#: 1503029117 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/30/2015 04:14 PM Pg: 1 of 5

(Reserved for Recorders Use Only)

### SEE ATTACHED LEGAL DESCRIPTION

**Commonly Known As** 3232 West Peterson Avenue, Chicago, Illinois 60659

**Property Index Numbers** 13-02-219-035-0000; 13-02-219-036-0000; 13-02-219-037-0000

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 APPEARING ON PAGE 2 OF THIS INSTRUMENT 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.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this 27<sup>th</sup> day of January, 2015.

Signature *Moine Davis*

Signature

Signature *Yosaf Meyszel*

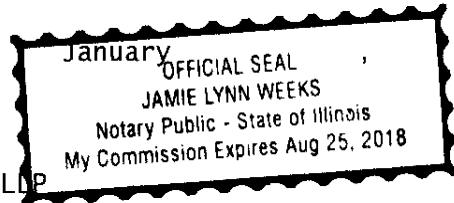
Signature

STATE OF ILLINOIS ) I, \_\_\_\_\_, the undersigned, a Notary Public in and for  
COUNTY OF \_\_\_\_\_ ) said County, in the State aforesaid, do hereby certify

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as a 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 27<sup>th</sup> day of

*Jamie Lynn Weeks*  
NOTARY PUBLIC



Prepared By: Meghann Salamasick, Chapman and Cutler LLP  
111 West Monroe Street  
Chicago, Illinois 60603

**MAIL TO:** CHICAGO TITLE LAND TRUST COMPANY  
10 S. LASALLE STREET, SUITE 2750  
CHICAGO, IL 60603

**SEND TAX BILLS TO:** Joan Dachs Bais Yaakov  
Elementary School  
6110 N. California  
Chicago, IL 60659

# UNOFFICIAL COPY

## 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 hereunder, (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.

**UNOFFICIAL COPY**

## LEGAL DESCRIPTION EXHIBIT

## PARCEL 1:

ALL OF LOTS 20 AND 21 AND ALSO LOTS 22, 23, 24, 25 AND 26 (EXCEPT THAT PART OF SAID LOTS TAKEN OR CONVEYED FOR THE WIDENING OF PETERSON AVENUE AND ALSO EXCEPTING FROM SAID LOTS 20, 21, 22, 23, 24, 25 AND 26 THAT PART OF AN EAST AND WEST AND NORTH AND SOUTH ALLEY VACATED BY INSTRUMENTS RECORDED AS DOCUMENT NUMBERS 25525505 AND 89003787 RESPECTIVELY) ALL IN BLOCK 3 IN OLIVER SALINGER AND COMPANY'S 8TH KIMBALL BOULEVARD ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION IN THE NORTHEAST FRACTIONAL 1/4 SOUTH OF THE INDIAN BOUNDARY LINE IN SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

VACATED EAST-WEST 16 FOOT ALLEY, WHICH WAS VACATED BY INSTRUMENT RECORDED AS DOCUMENT 25525505 AND DESCRIBED AS FOLLOWS:

SAID VACATED ALLEY LYING SOUTH OF THE SOUTH LINE OF LOT 21 AND NORTH OF THE NORTH LINE OF LOTS 22 TO 26 INCLUSIVE LYING EASTERLY OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF SAID LOT 21 TO THE NORTHWEST CORNER OF SAID LOT 26, AND LYING WESTERLY OF THE EASTERLY LINE OF SAID LOT 21 EXTENDED SOUTHEASTERLY TO THE NORTH LINE OF SAID LOT 22, ALL IN BLOCK 3 IN OLIVER SALINGER AND COMPANY'S 8TH KIMBALL BOULEVARD ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION IN THE NORTHEAST FRACTIONAL 1/4 SOUTH OF THE INDIAN BOUNDARY LINE IN SECTION 2, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

VACATED NORTH-SOUTH 16 FOOT ALLEY WHICH WAS VACATED BY INSTRUMENT RECORDED AS DOCUMENT 89003787 AND DESCRIBED AS FOLLOWS:

SAID VACATED ALLEY LYING EAST OF THE EAST LINES OF LOTS 20 AND 21 AND EAST OF THE EAST LINE OF THE ALLEY VACATED BY INSTRUMENT RECORDED AS DOCUMENT 25525505 AND BEING DESCRIBED AS THE EASTERLY LINE OF SAID LOT 21 EXTENDED SOUTHEASTERLY TO THE NORTH LINE OF SAID LOT 22 LYING NORTH OF THE NORTH LINE OF LOT 22 AND SOUTHERLY OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 4.56 FEET OF LOT 20 AS MEASURED ALONG THE EAST AND WEST LINES OF SAID LOT 20 ALL IN BLOCK 3 IN OLIVER SALINGER AND COMPANY'S 8TH KIMBALL BOULEVARD ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION IN THE NORTHEAST FRACTIONAL 1/4 SOUTH OF THE INDIAN BOUNDARY LINE IN SECTION 2, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINs: 13-02-219-037-0000; 13-02-219-036-0000; and 13-02-219-035-0000

Commonly known as: 3232 West Peterson Avenue, Chicago, Illinois 60659

City of Chicago  
Dept. of Finance  
682046

1/30/2015 15:53

dr00111



Real Estate  
Transfer  
Stamp

\$0.00

Batch 9,365,501

# UNOFFICIAL COPY

Exempt under Real Estate Transfer Tax Law  
Sec. 200/31-45 Para. E & Cook County  
Ordinance Section 74-106 Para. E

Date: January 27, 2015 Sign: Meghan A. Salamasich

Exempt under Provisions of Paragraph  
E, Sec. 3-33 of the Chicago  
Transaction Tax Ordinance

Date: January 27, 2015 Sign: Meghan A. Salamasich

# UNOFFICIAL COPY

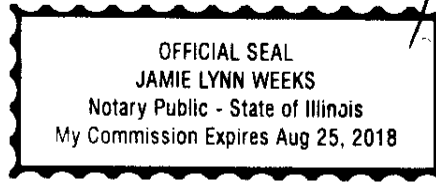
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: January 27, 2015

Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me this  
27 day of January, 2015.



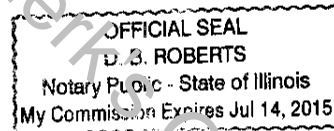
Jamie Lynn Weeks  
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: January 27, 2015

Signature: Meghan Adams  
Grantee or Agent

Subscribed and sworn to before me this  
27 day of January, 2015.



D.B. Roberts  
Notary Public