

UNOFFICIAL COPY

Doc#: 1913746014 Fee: \$54.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/17/2019 08:49 AM Pg: 1 of 4

Dec ID 20190501670464
ST/CO Stamp 1-827-329-952 ST Tax \$40.00 CO Tax \$20.00
City Stamp 0-286-920-608 City Tax: \$420.00

Special Warranty Deed In Trust

ILLINOIS

GIT

41044941G 1/1

Above Space for Recorder's Use Only

THE GRANTOR(s) 5050 South Michigan, LLC, a limited liability company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) unto The Chicago Trust Company, N. A., 10258 S. Western Ave. Chicago, IL 60643, a corporation created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, as Trustee under the provisions of that certain Trust Agreement dated February 1, 2005 and known as Trust Number 74-3605 (hereinafter referred to as 'said trustee,' regardless of the number of trustees,) 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 State of Illinois, to wit: *(see legal description rider attached as page 4 hereto).*

SUBJECT TO: general real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real estate.

Permanent Real Estate Index Number(s): 20-03-304-030-0000

Address(es) of Real Estate: 4322 South Calumet Ave., Chicago, IL 60653

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts 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 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

UNOFFICIAL COPY

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.

UNOFFICIAL COPY

In WITNESS WHEREOF, the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

The date of this deed of conveyance is ~~April 17~~, 2019.
MAY

5050 South Michigan, LLC

By: [Signature]
David M. Fleishman, Manager of Chicago Land & Title, LLC – Series II, one of the Managers of 5050 South Michigan, LLC

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that David M. Fleishman, personally known to me to be the Manager of Chicago Land & Title, LLC -Series II, one of the Managers of 5050 South Michigan, LLC and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledge that as such David M. Fleishman signed delivered the said instrument, pursuant to authority given by the Managers of said limited liability companies, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability companies, for the uses and purposes therein set forth.

Given under my hand and official seal this 14th day of MAY, 2019.



Judy A. Johnson
Notary Public

UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as:

4322 South Calumet Ave., Chicago, IL 60653

Legal Description: **LOT 34 IN H.H. HONORE'S SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property of Cook County Clerk

REAL ESTATE TRANSFER TAX

15-May-2019



COUNTY: 20.00
ILLINOIS: 40.00
TOTAL: 60.00

20-03-304-030-0000 | 20190501670464 | 1-827-329-952

REAL ESTATE TRANSFER TAX

15-May-2019



CHICAGO: 300.00
CTA: 120.00
TOTAL: 420.00 *

20-03-304-030-0000 | 20190501670464 | 0-286-920-608

* Total does not include any applicable penalty or interest due.

This instrument was prepared by
John D. Cummins, Jr.
77 W. Washington, Suite 1115
Chicago, IL 60602

Send subsequent tax bills to:

Gerase Tadros
10437 S. LaPorte Ave
Oak Lawn, IL 60453

Recorder-mail recorded document to:
The Chicago Trust Company, N.A.
LAND TRUST DEPT. *c/o John Marone*
10258 S. Western Ave.
Chicago, IL 60633
12820 S. Ridgeland #c
Palos Heights, IL 60463