

# UNOFFICIAL COPY

DEPT-01 RECORDING \$29.50  
T#0001 TRAN 8652 03/21/97 11:59:00  
#7044 ÷ RC #-97-195526  
COOK COUNTY RECORDER

97195526

THE ABOVE SPACE FOR RECORDER'S USE ONLY

**This Indenture Witnesseth, That the Grantor** Secondo Siena and Mary Siena, his  
wife, as joint tenants

of the County of Cook and the State of Illinois for and in consideration of

**Ten Dollars and no/100 (\$10.00)**

and other good and valuable consideration in hand paid, Convey and Warrant unto **LaSalle National Bank**, at 135 South LaSalle Street, Chicago, Illinois, its successor or successors as Trustee under the provisions of a trust agreement dated the 27th day of February 19 97 known as Trust Number 120878, the following described real estate in the County of Cook and State of Illinois, to-wit:

(See attached Legal Description)

109973LS  
10/1/97

Exempt deed or instrument  
Eligible for recordation  
without payment of tax

Linda Engewer  
City of Des Plaines

3-17-97

"This Instrument Filed For Record  
By Greater Illinois Title Co. As An Accommodation  
Only. It Has Not Been Examined As To Its  
Execution Or As To Its Effect Upon Title."

97195526

except under provisions of Paragraph e Section 2  
Real Estate Transfer Act.

3/18/97  
Date

D.W. Grabowski  
Buyer, Seller or Representative

Prepared By: Donald W. Grabowski, Attorney at Law, 5858 N. Milwaukee Ave., Chicago, IL 60646

Property Address: 1480 Jefferson Street, # 404, Des Plaines, Illinois 60016

Permanent Real Estate Index No. 09-17-410-013-1060

(SEAL)

(SEAL)

Secondo Stena

Mary K. Stena

(SEAL)

19 97

In Witness Whereof, the grantor, aforesaid has hereunto set their hand and seals this day

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 the exemption of homesteads from sale on execution or otherwise.

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.

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, 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.

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 in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment, thereto and binding upon all beneficiaries hereunder, (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.

Full power and authority is hereby granted to said trustee to improve, protect and 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 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 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 futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 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 similar to or different from the ways above specified, at any time or times hereafter.

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.

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Property of County of Cook

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State of ILLINOIS

County of COOK

S.S.

DONALD W. GRABOWSKI a

Notary Public in and for said County, in the State aforesaid, do hereby certify that \_\_\_\_\_

SECONDO SIRNA AND MARY SIRNA, HIS WIFE

personally known to me to be the same person S whose name S

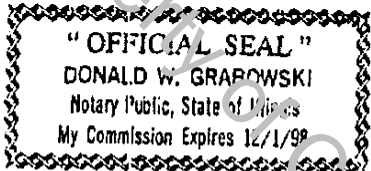
subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they have signed, sealed and delivered the said instrument as their free and voluntary act,

for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand S seal this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19 97

*[Signature]*

Notary Public.



Property of Cook County Clerk's Office

Box 350

**Deed In Trust**  
Warranty Deed

Address of Property

To  
**LaSalle National Bank**  
Trustee

97295526

**LaSalle National Bank**  
135 South LaSalle Street  
Chicago, Illinois 60674-9135

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Property of Cook County Clerk's Office

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LEGAL DESCRIPTION FOR:

1480 Jefferson Street, # 404, Des Plaines, IL 60016

Unit 404A in the Jefferson Square Condominium, as delineated on a survey of the following described real estate:

**Parcel 1:**

Lot 12, except that part taken for street and all of lots 13, 14, 15, 17 and 18 in Block 2 in the Heart of Des Plaines, a subdivision of part of Section 17, Township 41 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded in Book 5 of plats, page 37, in Cook County, Illinois.

also

Lots 56, 57, and 58, except that part taken for street, in the Subdivision of original Lots 11 to 30, inclusive, in original Town of Rand, being a Subdivision of parts of Sections 16, 17, 20 and 21 in Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Lot 1 and Lot 2 in C. H. Geil's Subdivision of Lots 19 and 31 in Block 2 in the Heart of Des Plaines, a Subdivision by Stiles and Thomas of part of Thomas Subdivision of Lots 11 to 30, inclusive, in the Town of Rand, now called Des Plaines, with part of the East 1/2 of the Southeast 1/4 of Section 17, Township 41 North, Range 12, East of the Third Principal Meridian, with Lot 55 in Thomas Resubdivision of Lots 11 to 30, inclusive in the Town of Rand, now called Des Plaines, except from said Lot 2 in C. H. Geil's Subdivision, aforesaid, described as follows: Beginning at the Southeast corner of said Lot 2; thence West along the South line of said Lot 2 for a distance of 15.0 feet; thence Northeasterly for a distance of 25.4 feet to a point on the Southeasterly line of said Lot 2, said point being 15.0 feet Northeasterly of the Southeast corner of said Lot 2 (as measured on the Southeasterly line of said Lot 2); thence Southwesterly along the Southeasterly line of said Lot 2 for a distance of 15.0 feet to the place of beginning, all in Cook County, Illinois. Which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership made by First National Bank of Des Plaines, as Trustee under Trust Agreement dated February 17, 1989 and known as Trust Number 20132013 recorded in the Office of the Recorder of Deeds in Cook County, Illinois on November 17, 1989 as Document Number 89549394, together with a percentage of the common elements appurtenant to said unit as forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with amendments to said Declaration as same are filed of record pursuant to said Declaration and together with additional common elements as such amendments to said Declaration are filed of record in the percentages set forth in such amendments to said Declaration, which percentages shall automatically be deemed to be conveyed effective on the recording of such amended Declaration as though conveyed thereby.

Also

All of the vacated alley contiguous to and adjoining Westerly line of Lots 1 and 2 and the South line of Lot 15.

**Parcel 2:**

The exclusive right of use of limited common elements known as garage space G49 and storage space S72.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the 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 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: March 18, 1997.

[Signature]

Signature

Subscribed to and sworn before me this 18th day of March, 1997.

[Signature]

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, 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 hold title to real estate under the laws of the State of Illinois.

Dated: March 18, 1997.

[Signature]

Signature

Subscribed to and sworn before me this 18th day of March, 1997.

[Signature]

Notary Public

NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY OF A GRANTEE SHALL BE GUILTY OF A CLASS C MISDEMEANOR FOR THE FIRST OFFENSE AND OF A CLASS A MISDEMEANOR FOR SUBSEQUENT OFFENSES.

(ATTACH TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.)

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