

UNOFFICIAL COPY

97363168

WARRANTY DEED

ILLINOIS STATUTORY

(Limited Liability Company to Individual)

MAIL TO:

Valerie Fisher
1119 Pleasant
Oak Park IL 60302

NAME & ADDRESS OF TAXPAYER:

Virginia Truppa
6441 W Warner Unit 7-314
Chicago IL 60634

REC DEPT-01 RECORDING

127.50

140014 TRAN 2435 05/22/97 09:11:00

RECORDER'S STAMP

4-842 + JW * -97-363168

COOK COUNTY RECORDER

730658415

✓

SAS - A DIVISION OF INTERCOUNTY

THE GRANTOR, PENNING DEVELOPMENT, L.L.C., a 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 the sum of ten and 00/100 dollars, in hand paid, and pursuant to authority given by the Members of said company, CONVEYS and WARRANTS to:

Midwest Trust Services, Inc, not personally but solely,
as Trustee under the provisions of a certain Trust Agreement
dated the 16th day of April, 1997 and known as Trust Number 97-1-7159

(NAME AND ADDRESS OF GRANTEE)

2750
M

97363168

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 7-314 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN GLENLAKE CONDOMINIUM NUMBER 1 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 96242966 AND AS AMENDED FROM TIME TO TIME, IN THE SOUTH FRACTIONAL HALF OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN

GRANTOR ALSO HEREBY GRANTS AND ASSIGNS TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS, PARKING SPACE NUMBER P7-43 AND STORAGE SPACE NUMBER S7-43 AS A LIMITED COMMON ELEMENTS AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

Permanent Real Estate Index Number(s): 13-18-409-038, Volume 343

Address of Real Estate: 6441 W. Warner Avenue, Chicago, IL 60634

UNOFFICIAL COPY

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 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 life, 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 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 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.

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 this 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.

97363168

County Clerk's Office

UNOFFICIAL COPY

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

CITY OF CHICAGO
MAY--96 1737 01
REAL ESTATE TRANSFER TAX 966883
DEPARTMENT OF REVENUE

CITY OF CHICAGO
MAY--96 5000 01
REAL ESTATE TRANSFER TAX 966883
DEPARTMENT OF REVENUE

002564

Cook County
REAL ESTATE TRANSACTION TAX
MAY--96 07820
REVENUE STAMP 966893

CITY OF CHICAGO
MAY--96 5000 01
REAL ESTATE TRANSFER TAX 966883
DEPARTMENT OF REVENUE

CITY OF CHICAGO
APR--96 005
REAL ESTATE TRANSFER TAX 966802
DEPARTMENT OF REVENUE

121 103

★
★
★
46185

★ ★ ★ ★

★
★
★
★
002564

STATE OF ILLINOIS
MAY--96 1565 01
REAL ESTATE TRANSFER TAX 966935
DEPARTMENT OF REVENUE

