



THIS INSTRUMENT WAS PREPARED
BY AND RETURN TO:

Abraham J. Stern, Esq.
Sachnoff & Weaver, Ltd.
30 South Wacker Drive,
29th Floor
Chicago, Illinois 60606



FTC SIS795TD Unit 4

WARRANTY DEED IN TRUST

THIS INDENTURE made this 1st day of October, 1999, between Lake Shore Inn Associates, L.L.C., an Illinois limited liability company, Grantor, and Lakeside Bank, as trustee under trust agreement dated August 4, 1995 and known as Trust No. 10-1697, 4920 S. Chicago Beach Drive, Chicago, Illinois, Grantee

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby Convey and Warrant to the said Grantee, all right, title and interest in the following described land, situate, lying and being in Cook County, Illinois, to wit:

See Exhibit "A" attached hereto and make a part hereof.

Subject to: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record; public and utility assessments; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; and unconfirmed special government taxes or assessments.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

FULL POWER AND AUTHORITY is hereby granted to said trustee to improve, manage, 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 each successor or successors

Handwritten initials/signature

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STATE TAX



STATE OF ILLINOIS

OCT.-6.99

COOK COUNTY

0000008284

REAL ESTATE
TRANSFER TAX

0001250

FP326700

COUNTY TAX



COOK COUNTY
REAL ESTATE TRANSACTION TAX

OCT.-6.99

REVENUE STAMP

0000008269

REAL ESTATE
TRANSFER TAX

0000625

FP326679

CITY TAX



CITY OF CHICAGO

OCT.-6.99

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000003704

REAL ESTATE
TRANSFER TAX

0009375

FP326709

19609666
99950961

UNOFFICIAL COPY

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 praesenti or 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 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 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 to execute 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, 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 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.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

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IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

LAKE SHORE INN ASSOCIATES, L.L.C.
an Illinois limited liability company

By: C.R.G.H. Equity Corp., an Illinois
corporation, its sole manager

By: [Signature]
Its: PRESIDENT

Property of COOK COUNTY CLERK'S Office

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ISAIAH SHOPS personally known to me to be the PRESIDENT of C.R.G.H. Equity Corp., an Illinois corporation ("C.R.G.H."), the Sole Manager of Lake Shore Inn Associates, L.L.C., an Illinois limited liability company and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Sole Manager, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of C.R.G.H. for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 1st day of October, 1999.

[Signature: Lynn A. Nichols]
Notary Public



My Commission Expires:
6/12/2001

UNOFFICIAL COPY**EXHIBIT A
TO
STATE OF ILLINOIS
REAL ESTATE TRANSFER DECLARATION****Legal Description**

UNIT P-81 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN INDIAN VILLAGE PARKING CONDOMINIUM DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 95-851051, AND AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 4941 S. East End
Unit P-81
Chicago, Illinois

Permanent Index Number: 20-12-103-⁰²¹~~020~~-1078

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