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Cook County Recorder 27.00



GUARANTY TRUST
COMPANY

WARRANTY DEED IN TRUST

Heffernan Construction Company an

THIS INDENTURE WITNESSETH, that the Grantor, Illinois Corporation, of the County of Cook and State of Illinois, for and in consideration of ten Dollars, and other good and valuable considerations in hand paid, conveys and warrants unto the GUARANTY TRUST COMPANY, an Illinois Corporation, as trustee under the provisions of a trust agreement dated the seventh day of June, 2001, known as Trust Number L001-030, the following described real estate in the County of Cook and State of Illinois, to wit:

See Exhibit "A" attached hereto

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX ACT.

6/27/01
DATE

[Signature]
BUYER, SELLER OR REPRESENTATIVE

Permanent Tax Number: 17-08-335-005

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 premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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, to pledge or otherwise to 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.

Street address of above described property: 1347 W. Washington Boulevard, Units ^{2B} ~~2, 3, and 4~~
Chicago, IL 60607

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SEC. 200.1-2 (B-6) OF PARAGRAPH E, SEC. 200.1-4 (B), OF THE CHICAGO TRANSACTION TAX ORDINANCE.

Warranty Deed in Trust © GTC (10/98)

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6/27/01
DATE BUYER, SELLER OR REPRESENTATIVE

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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 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.

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 case made and provided.

And the said Grantor(s) hereby expressly waive(s) and release(s) 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.

In Witness Whereof, the Grantor(s) aforesaid has/have hereunto set his/her/their hand and seal this _____ day of June, 2001

Heffernan Construction Company

By: Gerard J. Heffernan President (Seal)

(Seal)

Attest: Gerard J. Heffernan Secretary (Seal)

(Seal)

STATE OF ILLINOIS)

COUNTY OF Cook)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gerard Heffernan personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that ~~he/she/they~~ signed, sealed, and delivered the said instruments as his/her/their free and voluntary act, for the uses and purposed therein set forth, including the release and waiver of the right of homestead.

**that as such duly authorized officers have

*As President and Secretary of Heffernan Construction Company

Given under my hand and Notarial Seal this _____ day of _____

10664745

Notary Public

Mail this recorded instrument to:

Jason Erlich
135 S. LaSalle, Suite 4102
Chicago, IL 60603

Mail future tax bills to:

Guaranty Trust Company, Trust #L001-030
33 N. Dearborn, Suite 1830
Chicago, IL 60602

This instrument prepared by:

Jason Erlich/D.A. Marsh, Jr. & Associates
135 S. LaSalle, Suite 4102
Chicago, IL 60603



GUARANTY TRUST COMPANY

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EXHIBIT A
AFC COMMITMENT FORM
Schedule A - Continued

OMC No.: ~~10238930~~

3. Legal Description:

Parcel 1:

Unit 2B in the 1347 West Washington Boulevard Condominium as depicted on the Plat of Survey of the following described real estate.

LOT 4 IN BLOCK 6 IN MALCOLM MCNEIL'S SUBDIVISION OF BLOCKS 6, 7, AND 8 IN WRIGHT'S ADDITION TO CHICAGO (FURTHER DESCRIBED AS THE WEST 466.00 FEET OF BLOCK 7 IN PARTITION BY ORDER OF THE CIRCUIT COURT) IN THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium, recorded May 16, 2000, in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 00-348656, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the parking space number P-2B, a limited common element ("LCE"), as delineated on the Plat of Survey and the rights and easements for the benefit of Unit #2B as are set forth in the Declaration; the Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the remaining land described therein.

THE FOLLOWING PERMANENT INDEX NUMBER AFFECTS THE UNDERLYING PROPERTY AND NOT THE SPECIFIC UNIT

PERMANENT INDEX NUMBER: 17-08-335-005

COMMON ADDRESS: 1347 W. Washington Boulevard, 2B
Chicago, IL 60607

PERMANENT INDEX NUMBER: 17-08-335-005

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EXEMPT TRANSACTION CERTIFICATION


CERTIFICATION OF GRANTOR

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

Hereward Construction Co
Grantor
By: [Signature] ASST SEC

Grantor

Subscribed and sworn to before me this 26th day of June
[Signature]
Notary Public



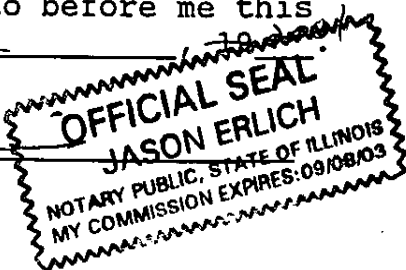
CERTIFICATION OF GRANTEE

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 in 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 to acquire and hold title to real estate under the laws of the State of Illinois.

GTC
Grantee
By: [Signature] ASST

Grantee

Subscribed and sworn to before me this 26 day of June
[Signature]
Notary Public



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