

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY
(Individual to Individual)



0324501195

Doc#: 0324501195
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 09/02/2003 11:11 AM Pg: 1 of 4

MAIL TO:

Walwyn Trezise
Attorney at Law
2400 N. Lakeview, #1803
Chicago, IL 60614

NAME & ADDRESS OF TAXPAYER:

Frances Lysaught
260 E. Chestnut
Unit 2311
Chicago, IL 60611

RECORDER'S STAMP

23112941 CTLC
8151407

THE GRANTOR(S) VIPUL MANKAD and APARNA V. MANKAD his wife
of the City of Winchester County of _____ State of Kentucky
for and in consideration of Ten and 00/100 (\$10.00) ----- DOLLARS

and other good and valuable considerations in hand paid,

CONVEY(S) AND WARRANT(S) to THE FRANCES LYSAUGHT REVOCABLE LIVING TRUST dated
MAY 18, 1999, FRANCES A. LYSAUGHT, TRUSTEE

(GRANTEES' ADDRESS) 260 E. Chestnut, Unit 2311
of the City of Chicago County of Cook State of Illinois

all interest in the following described real estate situated in the County of COOK, in the State of Illinois,

to wit:

See Attached Exhibit

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 17-03-222-023-1258

Property Address: Unit 2311, 260 E. Chestnut, Chicago, Illinois 60611

Dated this 23rd day of July 19 2003
(Seal) x Vipul N. Mankad (Seal)

(Seal) x Aparna V. Mankad (Seal)
APARNA V. MANKAD

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

BOX 333-CTT

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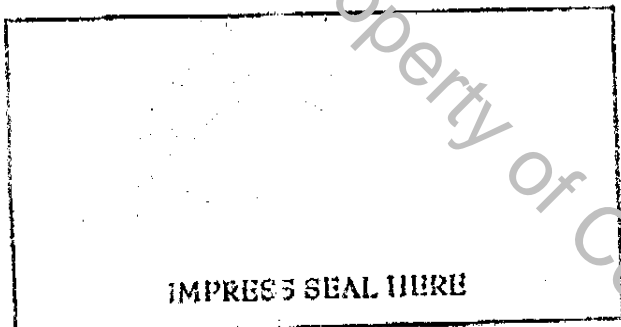
STATE OF ILLINOIS) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT VIPUL MANKAD and APARNA V. MANKAD, his wife personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 and notarial seal, this 23rd day of July, 192003.

[Signature]
Notary Public

My commission expires on MY COMMISSION EXPIRES MAY 7, 2006



CITY OF CHICAGO
DEPT. OF REAL ESTATE
RECORDS & CLERK'S OFFICE
12

* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME and ADDRESS OF PREPARER:
LOUIS E. FINE, Attorney
105 W. Madison, #1002
Chicago, IL 60602

EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: _____

Signature of Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022)

CITY OF CHICAGO
DEPT. OF REAL ESTATE
RECORDS & CLERK'S OFFICE



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
140.00

REVENUE
STAMP AUG 27 03

TO
FROM
WARRANTY DEED
ILLINOIS STATUTORY

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 or, 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 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 to make leases and to grant options to lease and options to renew leases and options to purchase the whole or 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 its, his 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 cases made and provided.

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STREET ADDRESS: 260 E CHESTNUT

UNIT 2311

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-03-222-023-1258

LEGAL DESCRIPTION:

UNIT 2311 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PROPERTY (HEREINAFTER REFERRED TO AS "PARCEL "):

ALL OF LOTS 2 AND 3 AND THAT PART OF LOT 1 LYING WEST OF A LINE 12 FEET EAST OF AND PARALLEL TO THE MOST WESTERLY LINE OF SAID LOT 1, SAID MOST WESTERLY LINE EXTENDED, AND ALL OF LOTS 37, 38, 39, 40, 41 AND 42 (EXCEPT THE EAST 33 FEET OF SAID LOT 42) IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 TO 20 IN CANAL TRUSTEE'S SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR PLAZA ON DE WITT CONDOMINIUM ASSOCIATION, DATED SEPTEMBER 12, 1975 AND RECORDED SEPTEMBER 17, 1975 AS DOCUMENT NUMBER 23225147 TOGETHER WITH AN UNDIVIDED .154 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF), ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office