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WARRANTY DEED INTO TRUST



Doc#: 0330949088
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/05/2003 09:50 AM Pg: 1 of 3

THE GRANTOR, THE BERNADETTE CORPORATION, an Illinois Business Corporation, created and existing under and by virtue of the Laws of the State of Illinois, with its principal place of business in the City of Chicago, County of Cook and State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS in hand paid, and pursuant to the authority given by its President of said Company;

6704873
CONVEYS and WARRANTS to the GRANTEE, **CHICAGO TITLE LAND TRUST COMPANY**, a Corporation of Illinois, whose business address is **171 NORTH CLARK STREET, CHICAGO, ILLINOIS 60601-3294**, AS TRUSTEE under the provisions of a Trust Agreement Dated **SEPTEMBER 4TH, 2003** AND KNOWN AS TRUST NUMBER **1112408**.

The following described Real Estate situated in the City of Chicago, County of Cook and State of Illinois, to-wit:

^{AND 2465-1}
LEGAL DESCRIPTION: UNIT NUMBERS **2463-1** IN THE BERNADETTE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. **0326934152** AND RECORDED ON **9.26.03**, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION **28**, TOWNSHIP **39** NORTH, RANGE **17**, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: GRANT OF USE: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES ^{P-6 AND P-7 TO UNIT 2465-1} **P-8 and P-9** TO UNIT **2463-1** AS LIMITED COMMON ELEMENT, DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE DECLARATION IN AFORESAID RECORDED AS DOCUMENT NO. **0326934152**

COMMON ADDRESS: UNIT **2463-1** SOUTH ARCHER AVENUE, CHICAGO, IL60616

PIN:	17-28-125-001-0000	17-28-125-004-0000
(Undivided)	17-28-125-002-0000	17-28-125-005-0000
	17-28-125-003-0000	

SUBJECT TO: Covenants, conditions and restrictions of record, general real estate taxes for the year 2003 and subsequent years; (applicable zoning and building laws and ordinance and ordinances of record, if any; AND

The terms, provisions, covenants, and conditions of the Declaration of Condominium and all Amendments thereto; if any; public and utility easements, including any easements established by or implied from the Declaration of Condominium, party wall rights and agreements, if any, limitations and conditions imposed by the Condominium Property Act, leases and licenses affecting the common elements, if any;

Grantor also hereby grants to Grantee, their successors and assigns, as rights and easement appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein and mortgages of said remaining property.

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This Deed is subject to all rights, easements, covenants and conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein. There is no right of first refusal in the Declaration.

This Deed is conveyed on the conditional limitation that the percentage of ownership of said Grantees in the common elements shall be vested pro tanto and vest in the Grantees of the other Units in accordance with the terms of said Declaration and any Amended Declarations recorded pursuant thereto, and the right of revocation is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantees shall be deemed an Agreement with the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the common elements pursuant to said Declaration and to all other terms of said Declaration, which is hereby incorporated herein by referenced thereto, and all the terms of each Amended Declaration recorded pursuant thereto.

TENANTS NOTICE: The Grantor certifies that the Tenants entitled to Notice of Tenants Rights under Section 30 of the Illinois Condominium Property Act were given same and waived their rights to exercise said right.

Full power and authority are hereby granted to said Trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 successors 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 lease the term of 198 years, and to renew or extend leases upon any terms for any period or periods of time to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract or 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 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 to 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 borrowed or advanced on said premises, or be obliged to see that the terms of this Trust have been complied with, or obliged to inquire into the necessity or expediency of any act of said Trustee in relations 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 Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said Trustee was duly authorized and 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 interests 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 Title is hereby directed to registered or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon

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condition" or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

The Statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise do not apply as the Grantor is an Illinois Corporation.

IN WITNESS WHEREOF, the Grantor(s) aforesaid has/have hereunto set our hand and seal this 29th day of SEPTEMBER, 2003.

THE BERNADETTE CORPORATION
An Illinois Business Corporation

By: [Signature]
Its President

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 **MICHAEL DiFOGGIO III**, personally known to me to be President of the **BERNADETTE CORPORATION, an Illinois Business Corporation**, 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 in their corporate capacity, they signed, sealed and delivered the said instrument, pursuant to authority given by the Members of said Company as their free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes set forth.

Given under my hand and notarial seal, this 29th day of SEPTEMBER, 2003.

[Signature]
Notary Public

Name Of Person Preparing Deed:
WALLACE MOY
Attorney at Law
53 West Jackson Boulevard
Suite 1564
Chicago, Illinois 60604
Tel: 312/326-2645

NAME OF NEW TAXPAYER:
STEPHEN M. LEE ALICE
MARGRET P. LEE 908 W. 31ST
3319 South Barclay Drive
Chicago, Illinois 60608

NAME OF BUYER'S ATTORNEY:
DIANE BLAIR
Attorney at Law
54 East St. Charles Road
Suite 5

City of Chicago
Dept. of Revenue
321737
10/23/2003 13:13 Batch 02275 19



Real Estate
Transfer Stamp
\$3,337.50

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
NOV. -3.03
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
000002713
0002250
FP351019

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
NOV. -3.03
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
0000012962
0010000
FP351014

STATE TAX
STATE OF ILLINOIS
NOV. -3.03
COOK COUNTY
0000012823
REAL ESTATE
TRANSFER TAX
0044500
FP351023

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
NOV. -3.03
REVENUE STAMP

REAL ESTATE
TRANSFER TAX
0000012963
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FP351014