

WARRANTY DEED
Statutory (ILLINOIS) (General)



Doc#: 0401345203
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 01/13/2004 12:22 PM Pg: 1 of 4

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS)

Victoria J. Dorgan,
divorced and not since
remarried, 1415 N. Dearborn
#12A, Chicago, IL 60610

(The Above Space For Recorder's Use Only)

of the City of Chicago Cook County
of Cook, State of Illinois

for and in consideration of Ten (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY S and WARRANT S to Victoria J. Dorgan, not individually,
but as Trustee of the Victoria J. Dorgan Trust U/A dated November 13, 2003,
1415 N. Dearborn #12A, Chicago, IL 60610

(NAMES AND ADDRESS OF GRANTEES)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:
(See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 2003 and subsequent years and all applicable zoning laws and ordinances, and all mortgages, encumbrances, covenants, conditions, restrictions and easements apparent or of record.

PAGE 3 IS ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE
Permanent Index Number (PIN): 17-04-211-034-1010

Address(es) of Real Estate: 1415 N. Dearborn #12A, Chicago, IL 60610

DATED this 21 day of November 2003

Victoria J. Dorgan

Victoria J. Dorgan

(SEAL)

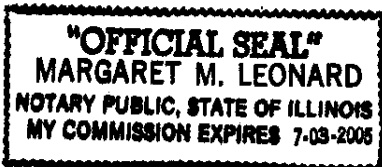
(SEAL)

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

(SEAL)

(SEAL)

State of Illinois, County of Kane ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that



IMPRESS SEAL HERE

Victoria J. Dorgan, divorced and not since remarried personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s h e signed, sealed and delivered the said instrument as her 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 official seal, this 21 day of November 2003

Commission expires 7/03 2005

Margaret M. Leonard

NOTARY PUBLIC

This instrument was prepared by Barbara L. Wilcox, 205 W. Randolph #850, Chicago, IL 60606
(NAME AND ADDRESS)

UNOFFICIAL COPY

Legal Description

of premises commonly known as 1415 N. Dearborn #12A, Chicago, IL 60610

Parcel 1: Lot 1 in Greifengagen's Subdivision of the North 152 feet of the South 227 Feet of Lot Block according to the plat thereof recorded May 13, 1892 as Document No. 1867785.

Also

Parcel 2: The South 50 Feet North and adjoining the South 25 Feet of Lot Block all in Block 2 in Subdivision by Catholic Bishop of Chicago of Lot 13 in Bronson's Addition to Chicago in Section 4, Township 39 North, Range 14 East of the Third Principal meridian according to the Plat thereof recorded September 7, 1877 as Document 142532

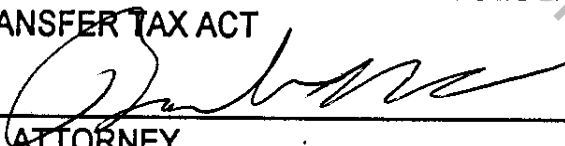
Also

Parcel 3: Easement for the benefit of Parcels 1 and 2 created by Caisson Agreement dated September 6, 1972 and recorded November 6, 1972 as Document 22110743 to install and maintain the Caissons as shown on the plat attached to said instrument which extend upon the following land: Lot 2 in Greifengagen's Subdivision of the North 152 Feet of the South 227 Feet of Lot B in Block 2 in Catholic Bishop of Chicago, Subdivision of Lot 13 in Bronson's Addition to Chicago in the East 1/2 of the North East 1/4 of Section 4, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

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

11/21/2003

DATE

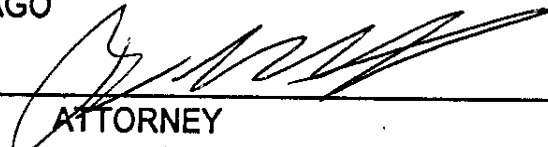


ATTORNEY

**EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) SECTION 200.1,
CITY OF CHICAGO**

11/21/2003

DATE



ATTORNEY

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

Law Offices of Barbara L. Wilcox
(Name)

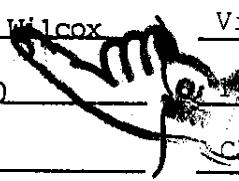
Victoria J. Dorgan
(Name)

205 W. Randolph, Suite 850
(Address)

1415 N. Dearborn #12A
(Address)

Chicago, IL 60606
(City, State and Zip)

Chicago, IL 60610
(City, State and Zip)



OR

RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY

Article 9 of the Trust Agreement provides that at such time as Victoria J. Dorgan ceases to serve as Trustee, Bank One, N.A. shall act as Successor Trustee.

Full power and authority is hereby granted to said Trustee and Successor Trustee to sell any property, for cash or on credit, at public or private sale; to exchange any property for other property; to abandon any real or personal property; and to grant options to purchase; to borrow money, either from the banking department of the Trustee or from others, and to mortgage or pledge any property, even though the obligation incurred may extend beyond the termination of any Trust; to purchase liability and casualty insurance of any kind for the protection of the Trust estate, including comprehensive liability insurance; to make leases and to grant options to lease for terms of any length, even though the terms may extend beyond the termination of any Trusts; to grant or release easements and other interests; to enter into party wall agreements; to develop and subdivide; to dedicate parks, streets, and alleys; to vacate any subdivision or alley; to construct, repair alter, remodel, demolish or abandon improvements; and to take any other action reasonably necessary for the preservation of the property or the income therefrom.

No person dealing with the Trustee shall be obligated to inquire into the terms of the Trust or to see to the application of any money or property delivered to the Trustee and may assume that the Trust is in full force and effect, that the Trustee is authorized to act and that its act is in accordance with the provisions of the Trust.

No surety or other security shall be required on any bond furnished by any Trustee in any jurisdiction for any purpose.

UNOFFICIAL COPY

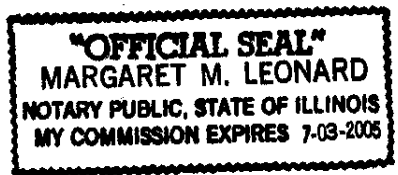
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, 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 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 title to real estate under the laws of the State of Illinois.

Dated, ~~December~~ ^{November 21}, 2003

Signature: Victoria J. Dorgan
Grantor or Agent
Victoria J. Dorgan

Subscribed and sworn to before me by the said Grantor this 21 day of November, 2003



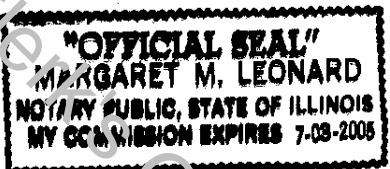
Notary Public Margaret M. Leonard

The grantee or his agent affirms and verifies that 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 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.

Dated, November 21, 2003

Signature: Victoria J. Dorgan
Grantee or Agent
Victoria J. Dorgan, Trustee of the Victoria J. Dorgan Trust U/A dated November 13, 2003

Subscribed and sworn to before me by the said Grantee this 21 day of November, 2003



Notary Public Margaret M. Leonard

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)