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Doc#: 0407046069
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/10/2004 11:35 AM Pg: 1 of 3

SUBURBAN BANK & TRUST COMPANY WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH that the Grantor: **JAMES P. DAVOREN, JR.**

of the County of Cook and State of Illinois for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey(s) and Warrant(s) unto the **Suburban Bank and Trust Company**, an Illinois Corporation, as Trustee under the provisions of a Trust Agreement dated the 3rd day of March 1999,-2004, known as Trust Number 1-1668 the following described real estate in the County of Cook and State of Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

RERECORD TO CORRECT TRUST DATE

Exempt under provisions of Paragraph T, Section
2.2E Transfer Tax Act

Date: 3/10/04 Rosemary Payne
Buyer-Seller of Representatives

Street Address of Property: **1844 S. Michigan Av., Unit 204, Chicago, Illinois 60616**
Permanent Tax Number: **17-22-306-045-1012**

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 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 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 praesenti or in 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 and 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 changes 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

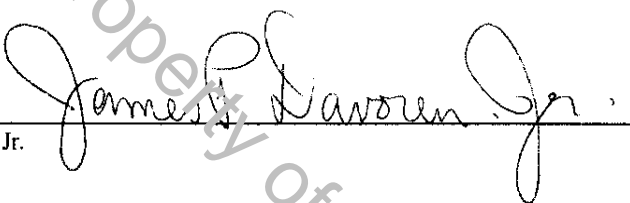
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indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, 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 dispositions 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.

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 have/s hereunto set his hand and seal this 1st day of March, 2004.



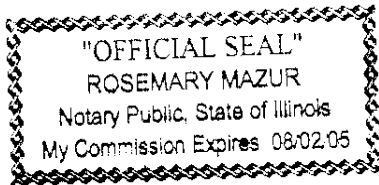
James P. Davoren, Jr.

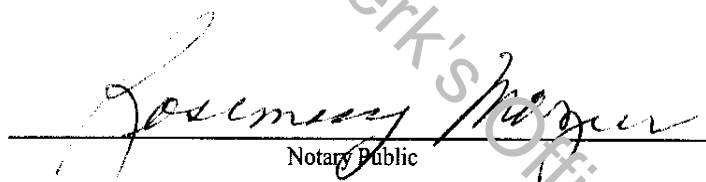
STATE OF ILLINOIS }
 }SS
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **JAMES P. DAVOREN, JR.**

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 signed, sealed and delivered the said instrument as their/his/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 seal this 1st day of March, 2004.





Notary Public

Mail this recorded instrument to:

Suburban Bank & Trust Co.
10312 S. Cicero Avenue
Oak Lawn, Illinois 60453

Mail future tax bills to:

James P. Davoren, Jr.
1844 S. Michigan Av., Unit 204
Chicago, Illinois 60616

This instrument prepared by:

Suburban Bank & Trust Co.
10312 S. Cicero Avenue
Oak Lawn, Illinois 60453

UNOFFICIAL COPY**EXHIBIT A
LEGAL DESCRIPTION****PARCEL 1:**

UNIT NO. 204 IN THE SEWING MACHINE EXCHANGE LOFTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: PART OF BLOCK 7 IN THE SUBDIVISION OF BLOCKS 6, 7, 8, 9, AND 10 IN ASSESSOR'S DIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF BLOCK 2 IN WILLIAM JONES' ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 15, 1998 AS DOCUMENT NUMBER 98924311 WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, AL IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBER 16 AND BALCONY, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 98924311.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS 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.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Subject to: (a) general real estate taxes for the previous and current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing; (b) special taxes or assessments for improvements not yet completed; (c) easements, covenants, restrictions agreements, conditions and building lines of record and party wall rights; (d) the Act; (e) the Plat; (f) terms of record, Homeowners declaration, if any, the Declaration, provisions and conditions of the Condominium Documents, including all amendments and exhibits thereto; (g) applicable zoning and building laws and ordinances; (h) easements, if any; (i) unrecorded public utility easements, if any; (j) Purchaser's mortgage, if any; (k) plats of dedication and plats of subdivision and covenants thereon; (l) acts done or suffered by judgments against Purchaser, or anyone claiming under Purchaser; (m) liens and other matters of title over which the Chicago Title Insurance Company is willing to insure without cost to Purchaser.

COMMON ADDRESS:

Unit 204, 1844 South Michigan Avenue 60616
Chicago, Illinois 60616

P.I.N.: 17-22-306-045-1012