

# UNOFFICIAL COPY



## WARRANTY DEED IN TRUST

THIS INSTRUMENT WITNESSETH, That the  
Grantor

**WELLS STREET TOWER, L.L.C.**,  
a Delaware limited liability  
company



Doc#: 0420501034  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 07/23/2004 08:42 AM Pg: 1 of 4

of the County of Cook  
and State of Illinois

For and in consideration of TEN AND  
00/100 DOLLARS (\$10.00) and other  
good and valuable considerations in  
hand paid, CONVEY and WARRANT  
unto the **CHICAGO TITLE LAND  
TRUST COMPANY**, a corporation of  
Illinois, whose address is 177 N Clark  
Street, Chicago, IL 60601-3294 as  
Trustee under the provisions of a trust agreement dated the 1st  
day of June, 2004,  
known as Trust Number 1113198,  
and State of Illinois, to-wit:

Reserved for Recorder's Office

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF

Permanent Tax Number: 17-16-402-050-1031

**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 pre-  
mises 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 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.

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

Box 333

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Box 333

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Property Clerk's Office

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 JUL. 17.04  
 # 00007363  
 REAL ESTATE TRANSFER TAX  
 00207.00  
 FP 102808

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 JUL. 17.04  
 # 000073673  
 REAL ESTATE TRANSFER TAX  
 00103.50  
 FP 102802

CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 JUL. 17.04  
 # 000013230  
 REAL ESTATE TRANSFER TAX  
 01552.50  
 FP 102805

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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.

And the said grantor \_\_\_\_\_ hereby expressly waive \_\_\_\_\_ and release 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 \_\_\_\_\_ aforesaid has \_\_\_\_\_ hereunto set \_\_\_\_\_ hand \_\_\_\_\_ and seal \_\_\_\_\_ this 1st day of June 2004.

**WELLS STREET TOWER, L.L.C.**

By: South Wells Street, L.P., an Illinois limited partnership, its managing member

By: 653 South Wells Corp., an Illinois corporation, its general partner (Seal)

By: David Kleiman, President or David Crawford, Vice President (Seal)

**THIS INSTRUMENT WAS PREPARED BY:**

Andrew M. Sachs, Esq.  
Robbins, Salomon & Patt, Ltd.  
25 E. Washington, Suite 1000, Chicago, IL  
60602

**SEND TAX BILLS TO:**

Joel T. Berkley  
#1203, 701 S. Wells  
Chicago, IL 60607

State of Illinois

County of Cook

} ss

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that \_\_\_\_\_

David Kleiman, President of  
653 South Wells Corp.

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 \_\_\_\_\_ he \_\_\_\_\_ signed, sealed and delivered the said instrument as \_\_\_\_\_ his \_\_\_\_\_ 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 1st day of June, 2004

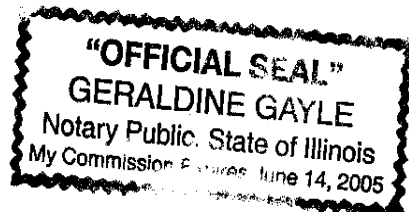
Geraldine Gayle  
NOTARY PUBLIC

**PROPERTY ADDRESS:**

#1203, 701 S. Wells, Chicago, IL 60607

**AFTER RECORDING, PLEASE MAIL TO:**

**CHICAGO TITLE LAND TRUST COMPANY**  
**171 N. CLARK STREET ML04LT**  
**CHICAGO, IL 60601-3294**



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## EXHIBIT A

### LEGAL DESCRIPTION

#### **PARCEL 1:**

UNIT(S) 1203 IN THE WELLS STREET TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 101 AND 102 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020484524, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

#### **PARCEL 2:**

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0020484523.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2003 and subsequent years.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, IT SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID REAL ESTATE 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.