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DEED IN TRUST



Doc#: 0422644029
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/13/2004 07:40 AM Pg: 1 of 3

MAIL TO:

Gary A. Wendland
1908 W. Newport Ave.
Chicago, IL 60657-1026

NAME & ADDRESS OF TAXPAYER:

Dale T. Inaba & Dorothy K. Inaba
5103 SILVER ARROW DR.
RANCHOS PALOS VERDES
CA 90275

Grantor, PATRICK J. MCDONOUGH, JR., of Chicago, Illinois and THOMAS P. MCDONOUGH of Hoffman Estates, Illinois, for and in consideration of ten dollars and other valuable consideration, CONVEY AND WARRANTS to Dale T. Inaba and Dorothy K. Inaba, as co-trustees under the trust agreement commonly known as the Inaba Family Trust dated December 21, 1990 and unto all and every successor or successors of said trust agreement, the following described real estate (hereinafter "real estate") in Cook County, Illinois:

*Not Homestead Property
SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number: 17-20-232-005-1070

Property Address: 1524 S. Sangamon St. #702, Chicago, Illinois 60608

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

TO HAVE AND TO HOLD the real estate with the appurtenances of the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is granted here to the trustee or its successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

In no case will any party dealing with the trustee in relation to the real estate or to whom the real estate or any part of it is conveyed, contracted to be sold, leased, or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement. Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the real estate will be conclusive evidence in favor of every person relying on or claiming under any conveyance, lease or other instrument of this type: (a) that at the time of the delivery the trust created here and by the trust agreement was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained here and in the trust agreement or in the amendments, and binding on all beneficiaries, (c) that trustee was authorized and empowered to execute and deliver every deed, trust

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deed, lease, mortgage or other instrument of this type, and (d) if the conveyance is made to a successor or successors in trust, that the 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, her or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them will be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and this interest is declared here to be personal property. No beneficiary will have any title or interest, legal or equitable, in or to the real estate, but only an interest in the possession, earnings, avails, and proceeds from it.

Executed on this 16 day of July, 2004

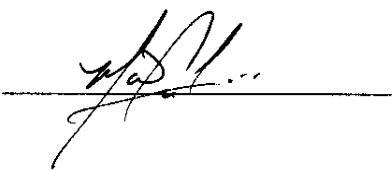

PATRICK J. MCDONOUGH

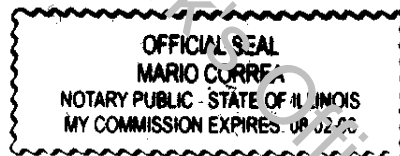

THOMAS P. MCDONOUGH

STATE OF ILLINOIS, COUNTY OF Cook ss.

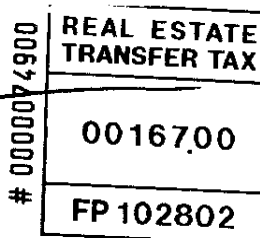
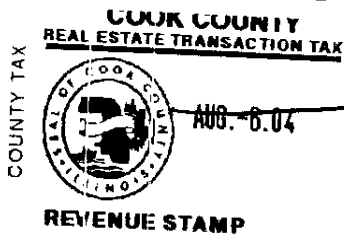
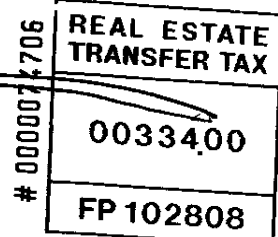
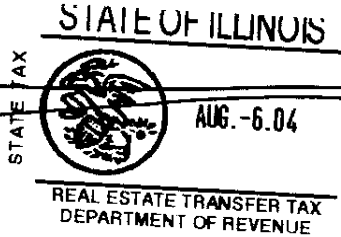
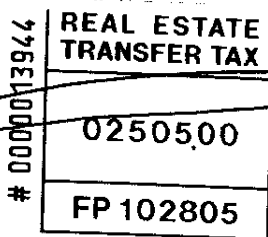
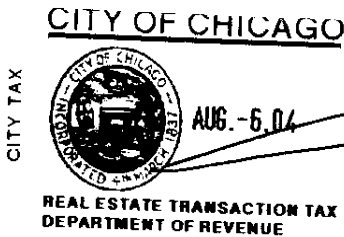
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT PATRICK J. MCDONOUGH and THOMAS P. MCDONOUGH personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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 official seal, this 16 day of July, 2004

 (Notary Public)



Prepared By: Mario Correa, Esq., 1045 W. Belmont, Suite 200, Chicago, Illinois 60657



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LEGAL DESCRIPTION

PARCEL 1:

UNIT 702-S IN THE UNIVERSITY VILLAGE LOFTS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE SOUTH HALSTED STREET, AS A 66.00 FOOT RIGHT-OF-WAY, AND THE SOUTH LINE OF WEST 14TH PLACE (WRIGHT STREET); THENCE SOUTH 01 DEGREES 40 MINUTES 53 SECONDS EAST ALONG AN ASSUMED BEARING, BEING SAID WEST LINE 575.01 FEET TO THE INTERSECTION OF SAID WEST LINE WITH THE NORTH LINE OF CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTH 88 DEGREES 25 MINUTES 02 SECONDS WEST ALONG SAID NORTH LINE 776.11 FEET TO A POINT ON THE EAST LINE OF VACATED SOUTH SANGAMON STREET (PER DOCUMENT NUMBERS 94763032 AND 0010238993), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 25 MINUTES 02 SECONDS WEST ALONG SAID NORTH LINE 280.74 FEET TO A POINT ON THE EAST LINE OF SOUTH MORGAN STREET; THENCE NORTH 01 DEGREES 44 MINUTES 25 SECONDS WEST ALONG SAID EAST LINE 152.79 FEET, TO A POINT ON A LINE LYING 152.79 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID RAILROAD; THENCE NORTH 88 DEGREES 25 MINUTES 01 SECONDS EAST ALONG LAST DESCRIBED PARALLEL 194.33 FEET TO A POINT ON A CURVE; THENCE SOUTHERNLY 112.60 FEET ALONG THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT HAVING A RADIUS OF 54.00 FEET, AND WHOSE CHORD BEARS SOUTH 69 DEGREES 39 MINUTES 47 SECONDS EAST 93.28 FEET TO A POINT ON THE EAST LINE OF SAID VACATED SOUTH SANGAMON STREET; THENCE SOUTH 01 DEGREES 43 MINUTES 43 SECONDS EAST ALONG SAID EAST LINE 117.97 FEET, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. TOGETHER WITH ALL RIGHTS APPURTENANT TO THE FOREGOING PROPERTY PURSUANT TO THAT CERTAIN NONEXCLUSIVE ARIAL EASEMENT AGREEMENT DATED JUNE 26, 2001, AND RECORDED JUNE 28, 2001 AS DOCUMENT NUMBER 0010571142. WHICH SURVEY IS ATTACHED AS EXHIBIT G TO THE DECLARATION OF CONDOMINIUM FOR THE UNIVERSITY VILLAGE LOFTS DATED JUNE 20, 2002, AND RECORDED JUNE 21, 2002, AS DOCUMENT NUMBER 0020697460, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE B-36-S, AS DELINEATED AND DEFINED ON THE AFORESAID PLAT OF SURVEY ATTACHED TO THE AFORESAID RECORDED AS DOCUMENT 0020697460, AS AMENDED FROM TIME TO TIME.