

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED IN TRUST



0423133205

Doc#: 0423133205  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 08/18/2004 11:06 AM Pg: 1 of 4

OK NA SA3261037 OK 10f2

THIS INDENTURE WITNESSTH, That the grantor(s) KATHLEEN A. GOROM, an unmarried person, of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) unto KRISTINE K. O'REILLY TRUST DATED JUNE 4, 2004, the address of which is 11815 S. 85th, Palos Park, Illinois 60464, the following described Real Estate in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT A, ATTACHED HERETO.

**SUBJECT TO:** COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; 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.

PERMANENT TAX NUMBER: 14-28-322-038-1165  
Address(es) of Real Estate: 2400 N. Lakeview, Unit 1506 Chicago, Illinois 60614

4/AD

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 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.

BOX 333-CP

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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, 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 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(s) hereby expressly waive(s) 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(s) aforesaid have hereunto set their hand(s) and seal(s) this 23rd day of July, 2004.


Kathleen A. Gorom (SEAL) \_\_\_\_\_ (SEAL)  
 KATHLEEN A. GOROM  
 \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

CITY OF CHICAGO  
 CITY TAX  
  
 AUG.-6.04  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 # 0000013943  

REAL ESTATE TRANSFER TAX
02400.00
FP 102805

STATE TAX  
 STATE OF ILLINOIS  
  
 AUG.-6.04  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 # 0000074705  

REAL ESTATE TRANSFER TAX
00320.00
FP 102808

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
  
 AUG. 6.04  
 REVENUE STAMP  
 # 0000074899  

REAL ESTATE TRANSFER TAX
00160.00
FP 102802

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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 KATHLEEN A. GOROM, 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 she 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 notarial seal, this 23rd day of July, 2004.



*[Handwritten Signature]*  
\_\_\_\_\_  
(Notary Public)

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**Prepared By:** Christopher Lentz  
2506 N. Clark Street #372  
Chicago, Illinois 60614

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**Mail To:**  
Kathleen McGovern  
8182 S. Cass Avenue  
Darien, Illinois 60561

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**Name & Address of Taxpayer:**  
Kristine K. O'Reilly Trustee  
11815 S. 85th Ave  
Palos Park, IL 60464

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## EXHIBIT A

### LEGAL DESCRIPTION

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PARCEL 1:

UNIT #1506 IN THE 2400 LAKEVIEW CONDOMINIUM, AS DELINEATED ON SURVEY OF CERTAIN LOTS OR PARTS THEREOF, AND PART OF A PRIVATE ALLEY IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED TO AS 'PARCEL'); WHICH SURVEY IS ATTACHED AS EXHIBIT "A", TO THE DECLARATION OF CONDOMINIUM, MADE BY THE AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED, OCTOBER 1, 1973, AND KNOWN AS TRUST NUMBER 32452, AND RECORDED AS DOCUMENT NUMBER 22583611; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY GRANT, RECORDED AUGUST 15, 1891, AS DOCUMENT NUMBER 1520807, FOR PASSAGEWAY OVER THE EAST 12 FEET OF LOT 8, (EXCEPT THE EAST 6 FEET OF LOT 8 LYING WEST OF AND ADJOINING SAID LOTS 1 AND 3), IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS FOR INGRESS AND EGRESS.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY GRANT, RECORDED AUGUST 15, 1891, AS DOCUMENT NUMBER 1520807, FOR PASSAGEWAY OVER THE EAST 12 FEET OF LOT 8, (EXCEPT THE EAST 6 FEET OF LOT 8, LYING WEST AND ADJOINING THE SAID PARCEL), IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS FOR INGRESS AND EGRESS.

Clerk's Office