

WARRANTY  
DEED IN TRUST

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Doc#: 0429042531  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 10/18/2004 01:02 PM Pg: 1 of 3

THIS INDENTURE WITNESSETH, That the Grantors, STEPHEN P. EISENBERG & TRICIA FOX, husband and wife, 25 E. Superior, Chicago of the County of COOK and State of Illinois For and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANTS unto

JAMES F. BLINDER, not individually but

as Trustee under the provisions of a trust agreement dated the 18th day of August, 1981\* and known as THE JAMES F. BLINDER TRUST and State of Illinois, to-wit: \*restated July 14, 2004

Reserved for Recorder's Office

and known as THE JAMES F. BLINDER TRUST, the following described real estate in the County of COOK

FIRST AMERICAN TITLE  
ORDER # 888214  
1 of 1

SEE ATTACHED LEGAL DESCRIPTION

Subject to covenants, conditions, restrictions and easements of record; Declaration of Condominium; Condominium Property Act; General Real Estate Taxes for year 2003 and subsequent years.

Permanent Tax Number: 17-03-228-026-0000

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 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 99 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)

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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 \_\_\_\_\_ 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 and seal this 3<sup>rd</sup> day of September, 2004.

Stephen P. Eisenberg (Seal)  
STEPHEN P. EISENBERG  
\_\_\_\_\_  
\_\_\_\_\_  
(Seal)

Tricia Fox (Seal)  
TRICIA FOX  
\_\_\_\_\_  
\_\_\_\_\_  
(Seal)

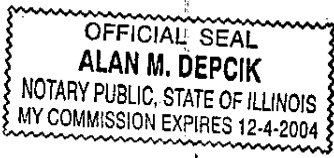
THIS INSTRUMENT WAS PREPARED BY:  
ALAN M. DEPCIK  
120 West Madison - #1412  
Chicago IL 60602

WHEN DELIVERED MAIL TO  
SEND TAX BILLS TO:  
James F. Binder  
Unit 2503  
250 East Pearson  
Chicago IL 60611

State of ILLINOIS }  
County of COOK } SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that STEPHEN P. EISENBERG and TRICIA FOX, husband and wife

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 notarial seal this 3 day of September, 2004.

Alan M. Depcik  
NOTARY PUBLIC

PROPERTY ADDRESS:  
Unit 2503 - 250 East Pearson, Chicago IL 60611

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## LEGAL DESCRIPTION

**PARCEL 1:**

UNIT 2503 IN THE PEARSON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 4, 6, 7, 8 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, 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 0317834093 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**


THE EXCLUSIVE RIGHT TO THE USE OF P-27 AND SSB-106, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

ADDRESS: Unit 2503, 250 East Pearson, Chicago, Illinois 60610

PIN: 17-03-228-026-0000

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

COUNTY TAX




OCT.-5.04

REVENUE STAMP

# 0000000017	REAL ESTATE TRANSFER TAX
	00465.00
	FP 103028

**CITY OF CHICAGO**  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

CITY TAX




SEP.22.04

# 0086000000	REAL ESTATE TRANSFER TAX
	06975.00
	FP 102812

077192

FB. 10342



STATE OF ILLINOIS  
REVENUE DEPARTMENT  
REAL ESTATE TRANSFER TAX

REVENUE

958.00