

# UNOFFICIAL COPY



Doc#: 0504941130  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 02/18/2005 11:03 AM Pg: 1 of 5

## WARRANTY DEED

### MAIL TO:

Ms. I. Susan Harkless  
Winer and Winer  
205 West Randolph Street, Suite 1240  
Chicago, Illinois 60606

RTC 39609-395

### SEND SUBSEQUENT TAX BILLS TO:

Mr. Gary Bernstein  
Ms. Marla Nyberg  
1455 North Sandberg Terrace, Unit 2503  
Chicago, Illinois 60610

THE GRANTOR(S),

**CYNTHIA A. HILL, A SINGLE WOMAN AND MERCEDES HILL, A SINGLE WOMAN**

of the City of Chicago, County of Cook, State of Illinois for the consideration of Ten and 00/XX-----(\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to wit

**COLE TAYLOR BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 2005 ALSO KNOWN AS TRUST NUMBER 55-001021**

All of Grantor's interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit

**see attached legal**

Commonly known as: **1455 North Sandberg Terrace, Unit 2503, Chicago, Illinois 60610**

P.I.N.: **17-04-207-086-1399**

Subject to conditions, covenants, easements and restrictions of records and real estate taxes for 2004 and subsequent years.

And the said grantors 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. This is homestead property.

5/AD

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DATED this 11 day of February, 2005.

X

~~CYNTHIA A. HILL~~

X

Mercedes Hill

MERCEDES HILL

State of Illinois )

) SS

City of Chicago

Dept. of Revenue

368887

02/17/2005 09:27 Batch 02271 6



Real Estate

Transfer Stamp

\$1,087.50

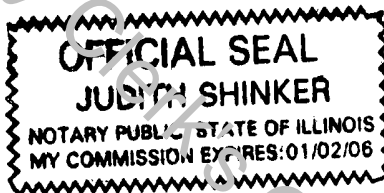
County of Cook

JUDITH SHINKER

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ~~CYNTHIA A. HILL AND MERCEDES HILL~~ is/are 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 he/she/they signed, sealed and delivered the said instrument as his/her/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 11 day of February, 2005.

Commission expires 01/02/06. Judith Shinker Notary Public



This instrument was prepared by MORTON J. RUBIN, 3100 Dundee Road, #402, Northbrook, Illinois 60062, #22954

STATE OF ILLINOIS	
STATE TAX	FEB. 17. 05
REAL ESTATE TRANSFER TAX	00145.00
# 0000007180	FP 103020

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	FEB. 17. 05
REAL ESTATE TRANSFER TAX	00072.50
# 0000007042	FP 103019
REVENUE STAMP	

# UNOFFICIAL COPY

DATED this 11 day of Feb., 2005.

X Cynthia A. Hill  
CYNTHIA A. HILL

X Mercedes Hill  
MERCEDES HILL

State of Illinois )

) SS

County of Cook )

JUDITH SHINKER

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **CYNTHIA A. HILL AND MERCEDES HILL** is/are 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 he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

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Property of Cook County Office

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RIDER ATTACHED TO AND MADE A PART OF THAT CERTAIN WARRANTY DEED WHEREIN CYNTHIA A. HILL AND MERCEDES HILL ARE GRANTORS AND COLE TAYLOR BANK, TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 1, 2005 AND KNOWN AS TRUST NUMBER 55-001021 IS GRANTEE OF THE PREMISES COMMONLY KNOWN AS UNIT 2503; 1455 NORTH SANDBURG TERRACE, CHICAGO, Illinois 60610; PERMANENT INDEX NUMBER: 17-04-207-086-1399

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relations to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance lease or other instrument, (a) That at the time of 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

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.

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## PROPERTY LEGAL DESCRIPTION:

UNIT NUMBER 2503"B", IN THE CARL SANDBURG VILLAGE CONDOMINIUM NUMBER 2, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: A PORTION OF LOT 5 IN CHICAGO LAND CLEARANCE COMMISSION NUMBER 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISION ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25032909; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

## PERMANENT INDEX NUMBER:

17-04-207-086-1399

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