

# UNOFFICIAL COPY



First American Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY  
Individual



Doc#: 0506705234  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 03/08/2005 12:06 PM Pg: 1 of 4

THE GRANTOR(S) Lori Blackwell, single,, of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars. and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to , Donna Ann Yormark as Trustee of the Declaration of Trust of Donna Ann Yormark dated December 8, 1992 of 1 N. 670 Rt. 59, W. Chicago, IL 60602 of the County of Cook. all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

*See Exhibit "A" attached hereto and made a part hereof*

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 2<sup>nd</sup> installment 2004 taxes and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-03-225-079-1093

Address(es) of Real Estate: 111 E. Chestnut, 2B-26, Chicago, IL 60611

Dated this 24<sup>th</sup> day of February, 20 05.

  
Lori Blackwell

307768 1 of 1

# UNOFFICIAL COPY

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.

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 trust's 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.

# UNOFFICIAL COPY

File No.: 507768

## EXHIBIT A

Parcel 2:

Unit 2B-26 in the 111 East Chestnut Garage Condominium as delineated on a survey of the following described real estate:

Lots 2, 2\*, 2A, 2A\*, 2B, 2C, 2D, 2E, 2G, 2H\*, 2I\*, 2J\*, 2K\* and 2L\* in the Maria Gouletas' Subdivision, being a subdivision in the South fractional  $\frac{1}{4}$  of Section 3, 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 08193114, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 3:

Easement in favor of Parcel 2 for ingress, egress, use and enjoyment as created by grant of easements pertaining to the premises commonly known as 111 East Chestnut, Chicago, Illinois recorded December 22, 1994 as document 04074562 made by LaSalle National Trust, N.A. as trustee under trust agreement dated May 20, 1993 and known as trust number 118065 over and upon property described therein.

Property of Cook County Clerk's Office

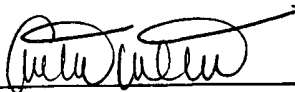
# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF   Cook   SS.

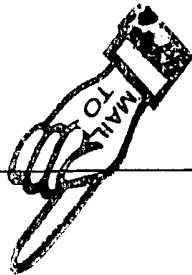
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Lori Blackwell, single, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, 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   24   day of   February  , 20   05  .

**OFFICIAL SEAL**  
 EVETTE WILLIAMS  
 NOTARY PUBLIC STATE OF ILLINOIS  
 MY COMMISSION EXPIRES JULY 11, 2006


  
 \_\_\_\_\_ (Notary Public)

*Prepared by:*  
 Judy DeAngelis  
 Attorney at Law  
 767 Walton Lane  
 Grayslake, Illinois 60030




CITY TAX  MAR. -7.05 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000013144 <b>REAL ESTATE TRANSFER TAX</b>  0036000  FP 102807
---	---

*Mail To:*  
 Leon Wexler  
 Attorney at Law  
 77 W. Washington, Ste 1618  
 Chicago, IL 60602

COUNTY TAX <b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX  MAR. -7.05 REVENUE STAMP	# 0000024561 <b>REAL ESTATE TRANSFER TAX</b>  0002400  FP 102810
--	---

*Name and Address of Taxpayer:*  
 Donna Ann Yormark  
  1 N. 670 RT 59    
  WEST CHICAGO, IL 60185  

STATE TAX <b>STATE OF ILLINOIS</b>  MAR. -7.05 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000024579 <b>REAL ESTATE TRANSFER TAX</b>  0004800  FP 102804
---	---