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Doc#: 0510442026
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 04/14/2005 07:45 AM Pg: 1 of 4

WARRANTY DEED
Tenants by the Entirety
Statutory (ILLINOIS)
(Individual to Individual)

THE GRANTOR(S),
Steven B. Liska,
A Single Man,

of the City of Chicago, County of Cook,
State of Illinois,

For and in consideration of the sum of
TEN DOLLARS, and other good and valuable
consideration in hand paid,

CONVEY and WARRANT to
Susan McGarity,
100 E. Huron, #2103
Chicago, IL 60611

AS TRUSTEE OF THE SUSAN L. MCGARITY REVOCABLE TRUST DATED MARCH 17, 2004.

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:


Legal Description attached hereto as exhibit "A"

Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Condominium Property Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the covenants, conditions, restrictions and building lines of record; (f) the Condominium Declaration, including all amendments and exhibits thereto; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey attached to the Declaration, (i) public utility easements; (j) private easements, although Purchaser shall not take the property subject to any private easements not established by the Declaration; (k) installments due after the date of closing for assessments established pursuant to the Condominium Declaration.

Permanent Real Estate Index Number(s): 17-10-105-014-1213

Address(es) of Real Estate: 100 E. Huron, #3003, Chicago, Illinois 60611

DATED this 11th day of March, 2005

 (SEAL)
Steven B. Liska, Seller

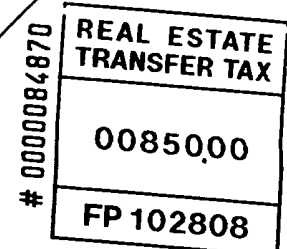
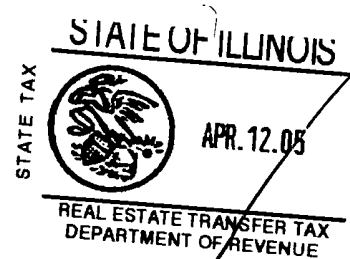
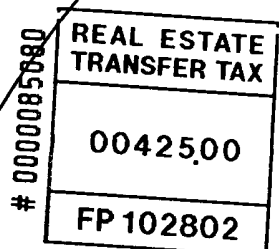
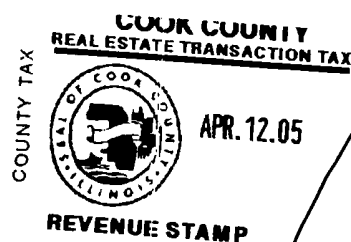
SA 3503128

LND

DJOHANSON

1 OF 1

ABS



Box 334

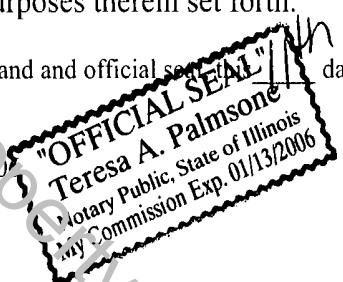
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State of Illinois |
| SS
County of Cook |

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY **STEVEN B. LISKA AS AFORESAID** 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 they signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 11th day of March, 2005.

Commission expires: 1/13/06



Teresa A. Palmone
Notary Public

This instrument prepared by:

Leo G. Aubel
Deutsch, Levy & Engel
225 W. Washington St.
Suite 1700
Chicago, IL 60606

Send subsequent tax bills to:

Susan McGarity
100 E. Huron, #3003
Chicago, IL 60611

Mail to:

Joseph McGinnis
Attorney at Law
151 E. 22nd Street
Lombard, IL 60148

OR RECORDER'S OFFICE BOX NO. _____

City of Chicago

Dept. of Revenue

372915

03/25/2005 09:34



Real Estate

Transfer Stamp

\$6,375.00

Batch 11884 13

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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 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, 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) 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.

SUSAN L. MCGARITY is AUTHORIZED TO EXECUTE ANY DOCUMENT OF CONVEYANCE (DEED, MORTGAGE, ETC.) WITH RESPECT TO THE LAND AND ANY INDIVIDUAL DEALING WITH THE TRUSTEE OF THIS TRUST MAY PAY ANY PROCEEDS TO OR AT THE DIRECTION OF SUSAN L. MCGARITY

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STREET ADDRESS: 100 E. HURON

UNIT 3003

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-10-105-014-1213

LEGAL DESCRIPTION:

PARCEL 1: "UNIT NO 3003 IN 100 EAST HURON STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 2 IN CHICAGO PLACE, BEING A RESUBDIVISION OF THE LAND, PROPERTY AND SPACE WITHIN BLK 46 (EXCEPT EAST 75 FEET THEREOF) IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT #90620268 AND AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR MAINTENANCE, INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH BY EASEMENT AND OPERATION AGREEMENT, RECORDED OCTOBER 6, 1990 AS DOCUMENT 90487310

Property of Cook County Clerk's Office