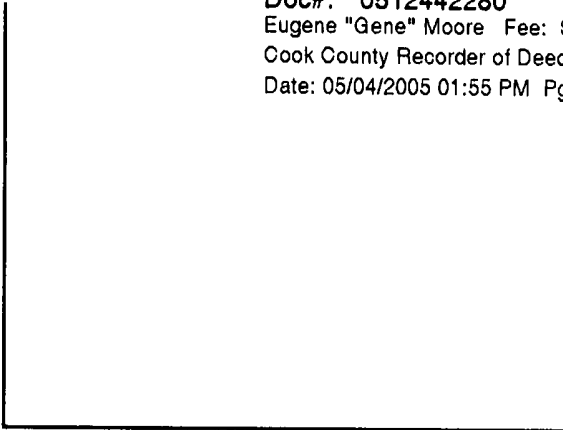




0512442280

WARRANTY DEED IN TRUST
(ILLINOIS)

Doc#: 0512442280
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/04/2005 01:55 PM Pg: 1 of 4



Above space for Recorder's use only

THIS INDENTURE WITNESSETH, That the **GRANTOR, MARGARET M. QUIGLEY**, a single woman, of the state of Massachusetts, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, **CONVEYS AND WARRANTS** unto **JOHNSON DY, M.D. and ~~IRENEA LEM~~** ~~as Trustee under Trust Agreement dated October 28, 1995~~, the following described real estate in the County of Cook, State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 195 N. Harbor Court #409, Chicago, IL 60601

Permanent Index Number: 17-10-401-014-1028

And the said **GRANTOR** hereby expressly waives and releases any and all rights 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**, aforesaid has hereunto set her hand and seal this 11 day of April, 2005.

Margaret M. Quigley (SEAL)
MARGARET M. QUIGLEY

THIS INSTRUMENT PREPARED BY: CHRISTOPHER B. MOROZIN
74 EAST GRAND AVENUE, P.O. BOX 86
FOX LAKE, IL 60020

Box 334

102 new and me a/bn CT
ST 5073045

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SUBJECT TO: Covenants, conditions and restrictions of record, real estate taxes for the year 2004 and subsequent years.

TO HAVE TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision of 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 successors in trust and to grant to such successor or successors in trust all the title of 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, from time to time in possession or reversion, by leases to commence in praesenti or in 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 real estate, or any part thereof, for other real or personal property, to grant easements or changes of any kind, to release convey or assign any right, title or interest in or about or easement appurtenant to said real estate of 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 way above specified, at any time or times hereafter.

In no case shall any part dealing with said Trustee, or any successor in trust, in relation 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 to the applications 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 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, whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

This conveyance is made upon the express understanding and condition that neither the trustee nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of the Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-on-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

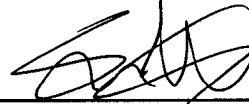
The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal 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, the intention hereof being to vest the said Trustee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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COUNTY OF ~~COOK~~ Suffolk
) SS
 STATE OF ~~ILLINOIS~~ MA
)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, do hereby certify that **MARGARET M. QUIGLEY**, a single woman, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged 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 an notarial seal this 11th day of April, 2005.




 Notary Public


STEPHANIE NAGAO Notary Public Commonwealth of Massachusetts My Commission Expires October 15, 2010
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MAIL TO:
 ANA MARCYAN
 ATTORNEY AT LAW
 475 E. GREENWOOD AVE.
 LAKE FOREST, IL 60045

ADDRESS OF PROPERTY:
 195 N. HARBOR COURT, #409
 CHICAGO, IL 60601

SEND SUBSEQUENT TAX BILLS TO:
 JOHNSON DY, M.D. AND
 IRENEA LIM DY
 195 N. HARBOR COURT, #409
 CHICAGO, IL 60601

STATE TAX  MAY.-2.05 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000085359	REAL ESTATE TRANSFER TAX
		0033000
		FP 102808

COUNTY TAX  MAY.-2.05 REAL ESTATE TRANSACTION TAX REVENUE STAMP	# 0000085571	REAL ESTATE TRANSFER TAX
		0016500
		FP 102802

CITY TAX  MAY.-2.05 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 000002353	REAL ESTATE TRANSFER TAX
		0247500
		FP 102805

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PARCEL 1: UNIT NO. 409 IN THE PARK SHORE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF THE LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 10, 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 JUNE 27, 1995 AS DOCUMENT 95414356 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 SOLELY FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER AND ACROSS CERTAIN IMPROVED PORTIONS OF THE EXISTING GARAGE; EXISTING RAMPS AND EXISTING ADJACENT AREAS NOW LOCATED ON THE PROPERTY COMMONLY KNOWN AS 175 NORTH HARBOR DRIVE, CHICAGO, ILLINOIS PURSUANT TO THE TERMS, CONDITIONS AND RESERVATIONS CONTAINED IN THE AMENDED AND RESTATED GRANT OF EASEMENTS DATED AUGUST 29, 1989 AND RECORDED ON SEPTEMBER 1, 1989 AS DOCUMENT 89410952, IN COOK COUNTY, ILLINOIS.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 SOLELY FOR UTILITY PURPOSES AND VEHICULAR AND PEDESTRIAN ACCESS UNDER AND ACROSS THE PROPERTY NORTH OF AND ADJACENT TO THE PPTIES COMMONLY KNOWN AS 175 AND 195 NORTH HARBOR DRIVE, CHICAGO, ILLINOIS PURSUANT TO THE TERMS, CONDITIONS AND RESERVATIONS CONTAINED IN THE AMENDED AND RESTATED GRANT OF EASEMENTS DATED AUGUST 29, 1989 AND RECORDED ON SEPTEMBER 1, 1989 AS DOCUMENT 89410952.

Cook County Clerk's Office