

# UNOFFICIAL COPY

## TRUSTEE'S DEED

THIS INDENTURE, made this 1st day of May, 2005, between,

**Mark Labkon, as Trustee of the Adam Trust, dated August 4, 1995**

1909 North Clifton  
Chicago, Illinois 60614

and  
for good and valuable consideration in hand paid.

CONVEYS and WARRANTS unto

THE ABOVE SPACE FOR RECORDER'S USE ONLY

**Howard Labkon, as Trustee of the Howard Labkon Revocable Trust dated November 4, 2004**

Grantee's address: 1815 North Orchard, Unit #2, Chicago, Illinois 60614

(hereinafter referred to as "said trustee," regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in County of Cook, State of Illinois:

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

SUBJECT TO: (a) general real estate taxes not delinquent on the date hereof, (b) covenants, conditions, and restrictions of record; and (c) terms, provisions, conditions, options contained in, and rights in easements established, pursuant to that certain Declaration of Condominium Ownership recorded April 14, 1981 as Document No. 25837564, as amended from time to time;

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Commonly known as: 1815 North Orchard, Unit #2, Chicago, Illinois 60614. Tax I.D. Number 14-33-302-139-1002.

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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 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 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.



Doc#: 0516611306  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 06/15/2005 01:21 PM Pg: 1 of 3

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Property of Cook County Clerk's Office

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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 apportioned 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 hereby expressly waives and releases any and all rights or benefits 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.

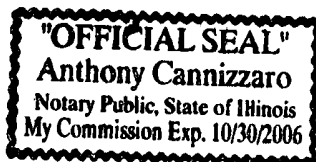
IN WITNESS WHEREOF, the grantor, Mark Labkon, as Trustee aforesaid, has hereunto set his hand and seal this 1<sup>st</sup> day of May, 2005.

Mark Labkon, Trustee  
Mark Labkon, as Trustee aforesaid

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Mark Labkon, as Trustee, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he 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 Notarial Seal this 1<sup>st</sup> day of May, 2005.



Anthony Cannizzaro  
Notary Public

Send Future Tax Bills to:

Howard Labkon, as Trustee  
~~1815 North Orchard, Unit #2~~ 1909 N. CLIFTON AVE.  
Chicago, Illinois 60614

After Recording, Mail to:

Jeffrey A. Zaluda, Esq.  
Horwood Marcus & Berk, Chartered  
180 N. LaSalle Street, Suite 3700  
Chicago, IL 60601

This Instrument was Prepared by: Horwood Marcus & Berk, Chartered  
Whose Address is: 180 North LaSalle Street, Suite 3700, Chicago, Illinois 60601


**UNOFFICIAL COPY****EXHIBIT A****Legal Description**


UNIT NUMBER 2 IN THE 1815 NORTH ORCHARD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:


PARCEL 1: THE WEST 124 FEET OF LOTS 2 AND 3 IN KERFOOT'S SUBDIVISION OF THE WEST 3/4 OF THE NORTH 1/2 OF LOT 15 IN BLOCK 2 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 124 FEET OF THE SOUTH 1/2 OF LOT 15 (EXCEPT THE SOUTH 16 FEET TAKEN FOR AN ALLEY) IN BLOCK 2 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF THE SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOTH PARCELS BEING IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25837564 WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 25837564.

STATE TAX	STATE OF ILLINOIS	# 0000002999	REAL ESTATE TRANSFER TAX
	 JUN. 14. 05		0060000
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103024

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000000968	REAL ESTATE TRANSFER TAX
	 JUN. 14. 05		0030000
	REVENUE STAMP		FP 103022

CITY TAX	CITY OF CHICAGO	# 0000001902	REAL ESTATE TRANSFER TAX
	 JUN. 14. 05		0450000
	REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE		FP 103023