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Chicago, IL 60606



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Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 06/23/2005 03:34 PM Pg: 1 of 5

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WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT **JAMES J. GRIFFIN and DIANE GRIFFIN**, husband and wife, of Hinsdale, Illinois (collectively, the "Grantor"), for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, do hereby **CONVEY AND WARRANT** to **JAMES J. GRIFFIN and DIANE K. GRIFFIN, not individually, but as Co-Trustees of the GRIFFIN HOLDINGS TRUST** (collectively, the "Trustee"), and unto all and every successor or successors in trust under said trust agreement, having an address at 645 W. 8th Street, Hinsdale, Illinois, all right, title and interest of the Grantor in the following described real estate ("Property") situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Numbers: part of: 17-08-447-011-0000; 17-08-447-012-0000; and 17-08-447-013-0000

Address of Property: 948 W. Madison Street, Unit: 4-SW, P-16, D-06,
Chicago, Illinois

together with the tenements and appurtenances thereunto belonging.

Subject to: general real estate taxes for the year 2004 and subsequent years; covenants, conditions and restrictions of record.

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.

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And the said Grantor hereby expressly waives and releases 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.

IN WITNESS WHEREOF, Grantor aforesaid has hereunto set their hands and seal this 17th day of June, 2005.

James J. Griffin
JAMES J. GRIFFIN

Diane Griffin
DIANE GRIFFIN

State of Illinois)
County of DuPage)ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES J. GRIFFIN and DIANE GRIFFIN, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered this instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 17 day of June, 2005.

Diane K. Morini
Notary Public

My commission expires: 6-01-2008



EXEMPT under provisions of paragraph 35ILCS 200/31-45.

Diane Griffin James J. Griffin
signature of Grantor, Grantee or Agent

Date: June 17, 2005

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EXHIBIT A

legal description

ALL OF GRANTOR'S UNDIVIDED 50% INTEREST IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

UNIT 4SW IN 948 WEST MADISON CONDOMINIUMS TOGETHER WITH THE EXCLUSIVE RIGHT TO USE GARAGE SPACE P-16 AND ROOF DECK D-06, BOTH LIMITED COMMON ELEMENTS, AS DELINEATED ON THAT CERTAIN SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE TO WIT:

PARCEL 1:

LOT 10 OF ASSESSORS SECOND DIVISION OF THE EAST 1/2 OF LOT 3, ALL OF LOTS 1, 2, 7, 8, 11, 12, 15, 16, 17 AND 18 OF BLOCK 51 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 14 IN BLOCK 51 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED UNITS:

RETAIL UNIT 1:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 14.20 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.25 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOT 10 OF ASSESSORS SECOND DIVISION OF THE EAST 1/2 OF LOT 3, ALL OF LOTS 1, 2, 7, 8, 11, 12, 15, 16, 17 AND 18 OF BLOCK 51 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND LOT 14 IN BLOCK 51 OF SAID CARPENTER'S SUBDIVISION (SAID LOTS 10 AND 14 TAKEN AS A SINGLE TRACT), DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14 BEING ALSO THE SOUTHWEST CORNER OF SAID TRACT AND THE INTERSECTION OF THE EAST LINE OF NORTH MORGAN STREET WITH THE NORTH LINE OF WEST MADISON STREET; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 0.30 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.02 FEET TO THE SOUTHWEST CORNER OF A FIVE STORY BRICK BUILDING COMMONLY KNOWN AS 948-954 WEST MADISON STREET IN CHICAGO; THENCE CONTINUING EAST ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.85 FEET, BEING ALONG THE EXTERIOR FACE OF SAID BUILDING; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.85 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING NORTH ALONG THE LAST DESCRIBED COURSE, EXTENDED, A DISTANCE OF 22.77 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 32.08 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 22.77 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 32.08 FEET TO THE POINT OF BEGINNING.

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AND ALSO EXCEPTING:

RETAIL UNIT 2:

THAT PROPERTY AND SPACE CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 14.18 FEET ABOVE CHICAGO CITY DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 27.26 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF LOT 10 OF ASSESSORS SECOND DIVISION OF THE EAST 1/2 OF LOT 3, ALL OF LOTS 1, 2, 7, 8, 11, 12, 15, 16, 17 AND 18 OF BLOCK 51 IN CARPENTER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND LOT 14 IN BLOCK 51 OF SAID CARPENTER'S SUBDIVISION (SAID LOTS 10 AND 14 TAKEN AS A SINGLE TRACT), DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14, BEING ALSO THE SOUTHWEST CORNER OF SAID TRACT AND THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH MORGAN STREET WITH THE NORTH LINE OF WEST MADISON STREET; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 14 AND ITS EXTENSION, A DISTANCE OF 48.35 FEET; THENCE NORTH ALONG A LINE MAKING AN ANGLE OF 89 DEGREES 48 MINUTES 00 SECONDS MEASURED COUNTER-CLOCKWISE, EAST TO NORTH, FROM THE LAST DESCRIBED COURSE, EXTENDED A DISTANCE OF 0.13 FEET TO THE EXTERIOR FACE OF A FIVE STORY BRICK BUILDING COMMONLY KNOWN AS 948-954 WEST MADISON STREET IN CHICAGO; THENCE CONTINUING NORTH ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 0.85 FEET TO A POINT ON THE VERTICAL LINE OF INTERSECTION OF THE INTERIOR FACES OF TWO WALLS OF SAID BUILDING, BEING THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING NORTH ALONG THE LAST DESCRIBED COURSE EXTENDED, A DISTANCE OF 30.24 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 10.95 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 6.34 FEET; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 10.85 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 23.90 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 21.80 FEET TO THE POINT OF BEGINNING.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JUNE 13, 2003 AS DOCUMENT 0316918053, AS AMENDED BY DOCUMENT 0317803067 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH ON SAID DECLARATION AND SURVEY AFORESAID; ALL IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirm that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: June 17, 2005

Diane Giff
Signature

Subscribed and sworn before me this 17 day of June, 2005.

Diane K. Morini
Notary Public



My commission expires: 6-01-2008

The grantees or their agent affirm and verify that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or a partnership authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: June 17, 2005

Diane Giff
Signature

Subscribed and sworn before me this 17 day of June, 2005.

Diane K. Morini
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