

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED IN TRUST



0535043489D

Doc#: 0535043489 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/16/2005 02:16 PM Pg: 1 of 5

83156315
25123314
10/1

THIS INDENTURE WITNESSETH, That the grantor(s) Oakton Park Condominiums, L.L.C. of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) unto Bank One Trust Company, N.A. as Trustee of the Thomas Mayne Gasser Trust dated September 7, 1990 as amended on October 17, 2003, whose address is ~~5321 N. Harlem, Chicago, Illinois~~ ~~60656~~ the following described Real Estate in the County of Cook and State of Illinois, to wit: * 120 S. LA SALLE ST, 12TH FLOOR, CHICAGO, ILLINOIS 60670-0132

See legal description attached hereto and hereby made a part hereof.

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: general real estate taxes not due and payable at the time of Closing, the Illinois Condominium Property Act, the Skokie Village Code, the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws for Oakton Park Condominium Association including all amendments and exhibits thereto, applicable zoning and building laws and ordinances and other ordinances of record, encroachments, if any, acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser, utility easements, if any, whether recorded or unrecorded, covenants, restrictions, easements and agreements of record, provided none of the foregoing materially adversely affect Purchaser's use of the Property as a Condominium residence, liens and other matters of title over which the Title Company is willing to insure without cost to Purchaser.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated.

PERMANENT TAX NUMBER: 10-22-326-038-0000

Address(es) of Real Estate: 8000 Kilpatrick, Unit 3A, P-21 Skokie, Illinois 60077

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.

419

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE OF ILLINOIS
 DEC. -8.05
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000016408

REAL ESTATE TRANSFER TAX
00300.00
FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 DEC. -8.05
 REVENUE STAMP

30561000005

REAL ESTATE TRANSFER TAX
00.15000
FP 103034

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 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.

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.

In Witness Whereof, the grantor(s) aforesaid have hereunto set their hand(s) and seal(s) this 24th day of

November, 2005.

Oakton Park Condominiums, L.L.C.

By: [Signature]
Andrew Sarris
Managing Member

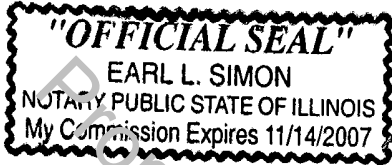
VILLAGE OF SKOKIE, ILLINOIS
Economic Development Tax
Skokie Code Chapter 10
Paid: \$
Skokie Office 11/28/05

UNOFFICIAL COPY

State of Illinois County of Cook

I, Earl L. Simon, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Andres Sarris as Manaing Member of Oakton Park Condominiums, L.L.C., 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 he signed, sealed and delivered the said instrument as his 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 notarial seal, this 29th day of NOVEMBER, 2005.



[Signature]

(Notary Public)

Prepared By: Earl L. Simon
4709 W. Golf, Suite 471
Skokie, Illinois 60076

Mail To:
Stephen DiSilvestro
5231 N. Harlem
Chicago, Illinois 60656

Name & Address of Taxpayer:
Bank One Trust Company, N.A.
~~5231 N. Harlem TRUSTEE OF~~
~~Chicago, Illinois 60656~~
THOMAS MAYNE GASSER TRUST
120 S. LASALLE ST.
12TH FLOOR
CHICAGO, IL 60676-0132

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT NUMBERS 3A AND P-21 IN THE OAKTON KILPATRICK PARK CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
 LOTS 17, 18, 19 AND 20 IN BLANEUSER'S OAKTON CICERO "L" SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,
 EXCEPTING THEREFROM THE FOLLOWING:

THAT PART LYING ABOVE AN ELEVATION OF 608.25 AND BELOW AN ELEVATION OF 618.50 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE SOUTH LINE OF SAID TRACT BEING THE NORTH LINE OF OAKTON STREET, 11.10 FEET; THENCE NORTH, AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, 6.50 FEET TO THE INTERIOR FACE OF A WALL AND THE POINT OF BEGINNING; THENCE FOLLOWING THE INTERIOR FACE OF THE WALLS THE FOLLOWING COURSES AND DISTANCES, WEST 17.84 FEET, NORTH 0.89 FEET, WEST 0.70 FEET, SOUTH 0.61 FEET; WEST 1.17 FEET, SOUTH 0.28 FEET, WEST 19.94 FEET, NORTH 1.96 FEET, WEST 4.17 FEET, SOUTH 1.96 FEET, WEST 11.68 FEET, NORTH 0.10 FEET, WEST 1.13 FEET, SOUTH 0.10 FEET, WEST 8.00 FEET, NORTH 5.30 FEET, WEST 1.45 FEET, NORTH 31.06 FEET, EAST 65.95 FEET, SOUTH 0.20 FEET, EAST 4.90 FEET, SOUTH 2.56 FEET, EAST 5.05 FEET, SOUTH 23.83 FEET, WEST 3.70 FEET, SOUTH 2.75 FEET, SOUTHWEST 8.60 FEET TO THE POINT OF BEGINNING, ALSO EXCEPTING FROM SAID TRACT THAT PART LYING ABOVE AN ELEVATION OF 608.50 AND BELOW AN ELEVATION OF 618.50 BOUNDED AND DESCRIBED AS FOLLOWS: THE NORTH 22.75 FEET OF THE WEST 80 FEET OF THE EAST 89.00 FEET OF SAID TRACT, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 0516034060; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.