

# UNOFFICIAL COPY



Doc#: 0601242039 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/12/2006 08:04 AM Pg: 1 of 3

## WARRANTY DEED Illinois Statutory (Individual to Individual)

THE GRANTORS, DOUGLAS G. BOEHM, a married person and ALICIA BOEHM, his wife of the city of Chicago, County of Cook, State of Illinois for the consideration of TEN (\$10.00) DOLLARS in hand paid, CONVEY and WARRANT to EDWIN RUTHMAN and DIANA RUTHMAN of the City of Highland Park, County of Lake and State of Illinois, ~~not in TENANCY IN COMMON, but in JOINT TENANCY with a right of survivorship~~ all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

P.I.N. 17-04-211-036-1048

Common Address: 1410 N. State Pkwy, #26B, Chicago, Illinois 60611

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

DATED 12/1, 2005

Douglas G Boehm (Seal)  
DOUGLAS G. BOEHM

Alicia Boehm (Seal)  
ALICIA BOEHM  
for purposes of waiving homestead

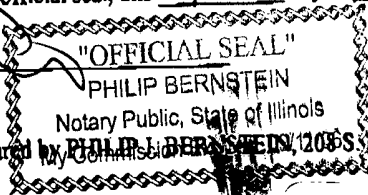
\*\* AS CO-TRUSTEES OF THE  
DIANA M. RUTHMAN REVOCABLE TRUST  
UNDER TRUST AGREEMENT DATED  
SEPTEMBER 24, 2004

See RID-A "A"

STATE OF ILLINOIS, COUNTY OF COOK, SS, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DOUGLAS BOEHM and ALICIA BOEHM personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day and personally acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal, this 1 day of Dec. 2005.

Philip Bernstein  
NOTARY PUBLIC



This instrument was prepared by PHILIP J. BERNSTEIN, 2085 S. LaSalle St., Chicago, IL. 60604, 312/372-3121

MAIL TO:  
Mr. Neal Ross  
233 East Erie, Suite 300  
Chicago, Illinois 60611

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
409170 \$5,643.75



SEND SUBSEQUENT TAX BILLS TO:  
Mr. Edwin Ruthman and Ms. Diana Ruthman  
445 Dell Lane  
Highland Park, Illinois 60053  
12/19/2005 10:25 Batch 00708 58  
1410 N. STATE PKWY #26-B  
CHICAGO, IL. 60610

SA60293093 (Green) CTFF Lenders 1882

Box 334

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A (CONTINUED)

ORDER NO.: 1401 SA6293093 SLP

## 5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

UNIT NUMBER 26B IN 1410 NORTH STATE PARKWAY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 15 TO 18, IN LOT "A" OF BLOCK 2 IN THE SUBDIVISION OF LOT "A" OF BLOCK 1 AND LOT "A" OF BLOCK 2, IN THE CATHOLIC BISHOP OF CHICAGO, A SUBDIVISION OF LOT 13, IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTH EAST 1/4 OF SECTION 4, 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 AS DOCUMENT 25784879, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

STATE OF ILLINOIS	
JAN. -9.06	8741916
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	00000000
# 00000000	
REAL ESTATE TRANSFER TAX	00752,50
REAL ESTATE TRANSFER TAX	FP 102802

COOK COUNTY REAL ESTATE TRANSACTION TAX	
JAN. -9.06	0000092170
REVENUE STAMP	00000000
# 0000092170	
REAL ESTATE TRANSFER TAX	0037625
REAL ESTATE TRANSFER TAX	FP 102802

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RIDER "A"

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, street, 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 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.

If the title to any of the the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.