

# UNOFFICIAL COPY



Doc#: 0636022124 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/26/2006 03:38 PM Pg: 1 of 4

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Individual to Trust)**

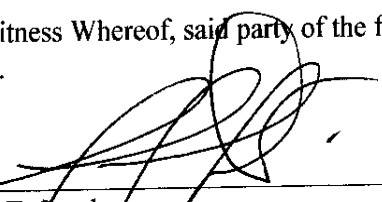
**THE GRANTOR**, Adel T. Sotolongo, an individual residing in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, **CONVEY(S)** and **WARRANT(S)** to Adel Sotolongo Jr., Trustee of the Adel Sotolongo, Jr. Trust Agreement dated October 22, 1999, as amended ("Grantee") the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: **SEE ATTACHED EXHIBIT A (the "Real Estate")**.

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 Real Estate set forth in that certain The Pearson Condominiums Declaration of Condominium ("Declaration") aforesaid. 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 at length herein.

Permanent Real Estate Index Number(s): 17-03-228-026-0000

Address(es) of Real Estate: 250 East Pearson, Unit 2404, Chicago, Illinois 60611

In Witness Whereof, said party of the first part has caused its name to be signed to these presents, this 20<sup>A</sup> day of April, 2005.

  
\_\_\_\_\_  
Adel T. Sotolongo

Exempt under provision (e) of  
Section 4 of the Illinois Real  
Estate Transfer Tax Act.

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Adel T. Sotolongo personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of April 2005



Judy Meeks (Notary Public)

**Prepared By:** Stahl Cowen Crowley LLC  
Christina M. Carrel  
55 West Monroe  
Suite 500  
Chicago, Illinois 60603

**Mail To:**  
Adel Sotolongo, Jr., Trustee  
of the Adel Sotolongo, Jr. Trust Agreement,  
dated October 22, 1999  
1548 Bobolink Circle  
Woodstock, IL 60098

Christina Carrel  
Stahl Cowen Crowley LLC  
55 W Monroe, Suite 1200  
Chicago, IL 60603

**Name & Address of Taxpayer:**

Adel Sotolongo, Jr., Trustee  
of the Adel Sotolongo, Jr. Trust Agreement,  
dated October 22, 1999  
~~1548 Bobolink Circle~~ 650 E. Terra Cotta Avenue  
~~Woodstock, IL 60098~~ Crystal Lake, IL 60014

Property of Cook County Clerk's Office

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## EXHIBIT 'A' TO WARRANTY DEED

PARCEL 1: UNIT 2404 IN THE PEARSON CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 4, 6, 7, 8 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0317834093 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-147 AND SSB-111, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

This deed is subject to the following permitted exceptions:

- (1) Current, non-delinquent real estate taxes for 2003 and real estate taxes for subsequent years;
- (2) Municipal taxes or assessments for improvements not yet completed and unconfirmed special municipal taxes or assessments;
- (3) The Declaration including all amendments and exhibits thereto;
- (4) Public, private and utility easements, including without limitation (a) any easements established by, or implied from, the Declaration and any amendments thereto and/or (b) that certain Reciprocal Easement Agreement dated as of June 25, 2003 and recorded with the Recorder on June 27, 2003 as Document No. 0317834090 and any amendments thereto, relating to the adjacent parking garage located at 275 East Chestnut (herein, the "**Northwestern Reciprocal Easement Agreement**"), and/or (c) that certain Declaration of Covenants, Conditions, Restrictions and Easements dated as of July 25, 2003 and recorded with the Recorder on July 27, 2003 as Document No. 0317834091 and any amendments thereto, relating to the property located at 270 East Pearson (herein, the "**270 Reciprocal Easement Agreement**"), and/or (d) that certain Declaration of Covenants, Conditions, Restrictions and Easements dated as of June 25, 2003 and recorded on June 27, 2003 as Document No. 0317834092 and any amendments thereto, relating to the property located at 840 North Lake Shore Drive (herein, the "**840 Reciprocal Easement Agreement**") and/or (e) the various easement agreements which are described in the Property Report in connection with the initial conveyance of the Condominium Unit and any amendments to such easement agreements so long as they do not interfere with Purchaser's use of the Condominium, Building or Common Elements;
- (5) Covenants, conditions, and restrictions of record so long as they do not interfere with Purchaser's use of the Condominium, Building or Common Elements;
- (6) Applicable zoning and building laws, ordinances and restrictions so long as they do not interfere with Purchaser's use of the Condominium, Building or Common Elements
- (7) Roads and highways, if any;
- (8) Limitations and conditions imposed by the Act;
- (9) Encroachments, if any, which do not materially, adversely impair the use and enjoyment of the Condominium Unit as a residence or the Parking Space(s), if any, as a parking space for one passenger vehicle;
- (10) Matters over which the Title Company is willing to insure;
- (11) Acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
- (12) Grantee's mortgage, if any; and
- (13) Leases, licenses and management agreements affecting the Parking Space(s), if any, and /or the Common Elements.

Address of the Real Estate: The Pearson Condominiums  
250 East Pearson Street, Unit #2404, Chicago, Illinois 60611

PIN: 17-03-228-026-0000 (affects subject property and other land)

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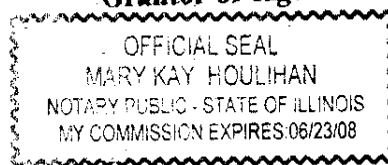
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his 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 10/31, 2006

Signature: Christina M. Mahlkef  
Grantor or Agent

Subscribed and sworn to before me  
by the said Agent  
this 31st day of October, 2006  
Notary Public Mary Kay Houlihan

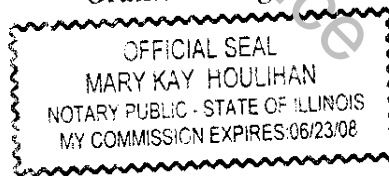


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated 10/31, 2006

Signature: Christina M. Mahlkef  
Grantee or Agent

Subscribed and sworn to before me  
by the said Agent  
this 31st day of October, 2006  
Notary Public Mary Kay Houlihan



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)