

UNOFFICIAL COPY



Doc#: 0710342010 Fee: \$34.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/13/2007 09:03 AM Pg: 1 of 6


[Space Above This Line For Recording Data]

WARRANTY DEED

ST5096139

CITY TAX

CITY OF CHICAGO



APR. 11. 07


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000075330

REAL ESTATE TRANSFER TAX
04875.00
FP 102805

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR. 11. 07


REVENUE STAMP

0000101729

REAL ESTATE TRANSFER TAX
00325.00
FP 102802

STATE TAX

STATE OF ILLINOIS



APR. 11. 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000101494

REAL ESTATE TRANSFER TAX
00650.00
FP 102808

Box 334

6/7

UNOFFICIAL COPY**WARRANTY DEED
IN TRUST**

GRANTORS, Brady J. Langford, an unmarried man, and **Patricia A. Lawrence**, an unmarried woman, of the City of Greenboro and State of Georgia, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEY** and **WARRANT** to

Richard J. Peterson, as Trustee under Trust Agreement
dated **June 21, 1985**, and known
as the **Richard J. Peterson Life Insurance Trust No. 61534**
680 N. Lake Shore Dr. - #1722
Chicago, IL 60611

the following described real estate located in the City of Chicago, County of Cook and State of Illinois:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED
HEREIN BY REFERENCE**

to have and to hold the foregoing real estate with the appurtenances, upon the trusts and for the uses and purposes herein and in the foregoing Trust Agreement set forth.

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 re-subdivide said property as often as desired, to contract to sell, to grant options to purchase to sell or 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 99 years, and to renew or extend upon any terms and for any period or periods of time and to amend, change or modify leases and their 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 hereof, for other real or personal property, to grant easement 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

Box 334

ST5096139 Green CTH Cinders 1882

UNOFFICIAL COPY

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 hereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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, her 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 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 word, "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

Grantor hereunder hereby expressly releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

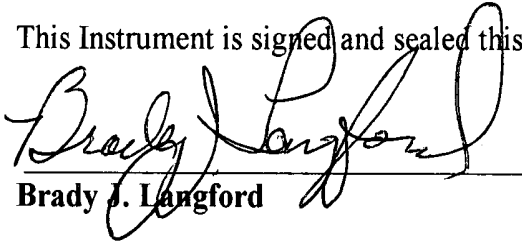
SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general taxes for the year 2006 (second installment) and subsequent years; acts done or suffered by the Grantee.

PERMANENT REAL ESTATE INDEX NUMBER: 17-10-202-083-1093

ADDRESS OF PROPERTY: 680 N. Lake Shore Dr. - #1722, Chicago, IL 60611

UNOFFICIAL COPY

This Instrument is signed and sealed this 26th day of March, 2007.


Brady J. Langford



Patricia A. Lawrence



State of Georgia)
County of Greene)

I, the undersigned, a Notary Public in the county and state aforesaid, DO HEREBY CERTIFY that **Brady J. Langford** and **Patricia A. Lawrence**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person this day and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of homestead.

Given under my hand and official seal this 26th day of March, 2007.

My commission expires 7-20-2008 
NOTARY PUBLIC

This instrument was prepared by James E. Hussey, 230 W. Monroe - #250, Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

Richard Peterson
680 N. Lake Shore Dr. - #1722
Chicago, IL 60611

MAIL RECORDED INSTRUMENT TO:

Peter J. McNulty, Esq.
10 S. LaSalle St., Suite 3500
Chicago, IL 60603

UNOFFICIAL COPY

STREET ADDRESS: 680 N. LAKE SHORE DRIVE UNIT 1722

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-10-202-083-1093

LEGAL DESCRIPTION:

PARCEL 1:

~~UNIT NO. 1722 IN 680-TOWER RESIDENCE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE~~
 FOLLOWING:

LOT 2, IN PAUL'S SUBDIVISION OF THE LAND, PROPERTY AND SPACE IN PART OF LOTS 5 AND 6 AND THE TRACT MARKED "ALLEY" LYING BETWEEN SAID LOTS 5 AND 6 OF COUNTY CLERK'S DIVISION OF THE UNSUBDIVIDED ACCRETIONS LYING EAST OF AND ADJOINING THE SUBDIVIDED PARTS OF BLOCKS 43, 44 AND 54 WITH OTHER LANDS IN KINZIE'S ADDITION TO CHICAGO, ILLINOIS IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; EXCEPTING FROM SAID LOT 2 THAT PART THEREOF, BEING THE PROPERTY AND SPACE AT THE SECOND FLOOR LEVEL OF SAID BUILDING LYING BETWEEN A HORIZONTAL PLANE HAVING AN ELEVATION OF 35.52 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT SAID SECOND FLOOR) AND A HORIZONTAL PLANE HAVING AN ELEVATION OF 50.501 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT THE THIRD FLOOR IN SAID BUILDING) AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF SAID LOT 2 BOUNDED AND DESCRIBED AS FOLLOWS: : BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 2 WHICH IS 70.33 FEET NORTH FROM THE NORTH LINE OF EAST ERIE STREET, AND THIRTY THREE HUNDREDTHS (.33) OF A FOOT EAST FROM THE RANGE LINE, HEREINAFTER DESCRIBED, AND RUNNING THENCE ALONG LINES PARALLEL WITH THE EAST LINE OF NORTH MCCLURG COURT, AND ALONG LINES PERPENDICULAR TO SAID EAST LINE, RESPECTIVELY, THE FOLLOWING COURSES AND DISTANCES: WEST 35.21 FEET; NORTH 40.63 FEET; EAST 12.49 FEET; NORTH 12.05 FEET; WEST 4.38 FEET; NORTH 16.16 FEET; EAST 6.45 FEET; NORTH 17.91 FEET; EAST 20.59 FEET TO A POINT 157.08 FEET NORTH FROM SAID NORTH LINE OF EAST ERIE STREET AND THIRTY THREE HUNDREDTHS (0.33) OF A FOOT EAST FROM SAID RANGE LINE; THENCE SOUTH PARALLEL WITH SAID RANGE LINE 86.75 FEET TO THE POINT OF BEGINNING ALSO EXCEPTING FROM SAID LOT 2 THAT PART THEREOF BEING THE PROPERTY AND SPACE AT THE THIRD FLOOR LEVEL OF SAID BUILDING LYING BETWEEN A HORIZONTAL PLANE HAVING AN ELEVATION OF 50.50 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT SAID THIRD FLOOR) AND A HORIZONTAL PLANE HAVING AN ELEVATION OF 62.52 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT THE FOURTH FLOOR OF SAID BUILDING) AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF SAID LOT 2 BOUNDED AND DESCRIBED AS FOLLOWS: : BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 2 WHICH IS 70.33 FEET NORTH FROM THE NORTH LINE OF EAST ERIE STREET AND THIRTY THREE HUNDREDTHS (0.33) OF A FOOT EAST FROM THE RANGE LINE, HEREINAFTER DESCRIBED, AND RUNNING THENCE ALONG LINES PARALLEL WITH THE EAST LINE OF NORTH MCCLURG COURT AND ALONG LINES PERPENDICULAR TO SAID EAST LINE, RESPECTIVELY, THE FOLLOWING COURSES AND DISTANCES:

WEST 25.17 FEET; NORTH 11.31 FEET; WEST 10.04 FEET; NORTH 29.32 FEET; EAST 12.49 FEET; NORTH 12.05 FEET; WEST 4.38 FEET; NORTH 15.76 FEET; EAST 6.45 FEET; NORTH 18.31 FEET; EAST 20.59 FEET TO A POINT 157.08 FEET NORTH FROM SAID NORTH LINE OF EAST ERIE STREET AND THIRTY THREE HUNDREDTHS (0.33) OF A FOOT EAST FROM SAID RANGE LINE; THENCE SOUTH PARALLEL WITH SAID RANGE LINE 86.75 FEET TO THE POINT OF BEGINNING ALSO COMPRISED OF LOTS 9 AND 23, AND THOSE PORTIONS OF LOT 7 IN PAUL'S SUBDIVISION AFOREMENTIONED, BEING THE PROPERTY AND SPACE AT THE 6TH AND 7TH FLOOR LEVELS OF SAID BUILDING LYING BETWEEN A HORIZONTAL PLANE HAVING AN ELEVATION OF 86.52 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT SAID 6TH FLOOR OF SAID BUILDING) AND A HORIZONTAL PLANE HAVING AN ELEVATION OF 110.53 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT THE 8TH FLOOR OF SAID BUILDING) AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF SAID LOT 7 BOUNDED AND DESCRIBED AS FOLLOWS: : BEGINNING AT A CORNER OF SAID LOT 7 WHICH IS 70.33 FEET NORTH FROM THE NORTH LINE OF EAST ERIE STREET AND 0.33 (THIRTY THREE HUNDREDTHS OF A FOOT) EAST FROM THE RANGE LINE, HEREINAFTER DESCRIBED AND RUNNING THENCE ALONG PARALLEL WITH THE EAST LINE OF NORTH MCCLURG COURT, AND ALONG LINES PERPENDICULAR TO SAID EAST LINE, RESPECTIVELY, THE FOLLOWING COURSES AND DISTANCES: WEST 35.21 FEET; NORTH 40.63 FEET; EAST 12.49 FEET;

UNOFFICIAL COPY

NORTH 12.05 FEET; WEST 4.38 FEET; NORTH 16.16 FEET; EAST 6.45 FEET; NORTH 17.91 FEET; EAST 20.59 FEET TO A POINT 157.08 FEET NORTH FROM SAID NORTH LINE OF EAST ERIE STREET AND 0.33 (THIRTY THREE HUNDREDTHS) OF A FOOT EAST FROM SAID RANGE LINE; THENCE SOUTH PARALLEL WITH SAID RANGE LINE 86.75 FEET TO THE POINT OF BEGINNING SAID RANGE LINE HEREIN MENTIONED BEING A LINE WHICH IS PERPENDICULAR TO THE NORTH LINE OF EAST ERIE STREET AND WHICH INTERSECTS SAID NORTH LINE AT A POINT 83.95 FEET EAST FROM THE NORTHEAST CORNER OF EAST ERIE STREET AND NORTH MCCLURG COURT, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 26912811 AND AS AMENDED BY DOCUMENT 89520936; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 26320245, AS AMENDED, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office