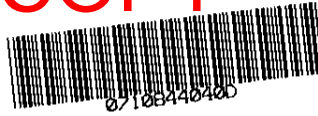


# UNOFFICIAL COPY



## WARRANTY DEED IN TRUST

Doc#: 0710844040 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/18/2007 12:05 PM Pg: 1 of 4

KNOW ALL MEN BY THESE PRESENTS that the Grantor, ROGER F. CANNON, an unmarried person, of Palatine, Illinois, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, the receipt and sufficiency of which is hereby acknowledged, gives, grants, remises, releases and forever warrants unto ROGER F. CANNON, not individually but as successor trustee under the provisions of a declaration of trust known as the ROGER F. CANNON TRUST UNDER AGREEMENT DATED SEPTEMBER 6, 2005 (the "Trustee" and "Trust Agreement" respectively), all right, title and interest in that certain real property situated in Cook County, Illinois, and more particularly described on Exhibit "A" attached hereto and made a part hereof, commonly known as 420 East Waterside Drive, Chicago, Illinois, Unit 2010 and Parking Space 114, Chicago, Illinois (the "Property"), subject only to those items described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND HOLD said Property with the appurtenances, upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

**THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER ACT.**

In addition to all of the powers and authority granted to the Trustee by the terms of the Trust Agreement, full power and authority is hereby granted to the Trustee with respect to all or any part of the Property, to do any one or more of the following: (1) to improve, manage, protect and subdivide the Property or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to re-subdivide the Property as often as desired; (2) to contract to sell or convey the Property on any terms, either with or without consideration; (3) to grant options to purchase; (4) to convey the Property 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 the Trustee; (5) to donate, dedicate, mortgage, pledge or otherwise encumber the Property, or any part thereof; (6) to operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on the Property; (7) to lease the Property or any part thereof from time to time, in possession or reversion, by leases to commence at the present or in the future, 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; (8) 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; (9) to partition or to exchange the Property, or any part thereof, for other real or personal property; (10) to grant easements or charges of any kind; to release, convey or assign any right or title or interest in or about or easement appurtenant to the Property or any part thereof; (11) to enter into contracts or other agreements containing provisions exculpating the Trustee from personal liability; and (12) to deal with the 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 the Trustee in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the

Exempt under Real Estate Transfer Tax Law 98 ILCS 200/31-45	
sub par. <u>4</u>	and Cook County Ord. 93-0-27 par. <u>2</u>
Date <u>4/18/07</u>	Sign. <u>[Signature]</u>


# UNOFFICIAL COPY

application of any purchase money, rent or money borrowed or advanced on the Property, 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 the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement. Every deed, trust deed, mortgage, lease or other instrument executed by the Trustee in relation to the Property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, that (a) at the time of the delivery thereof the trust created by this Indenture and by the Trust Agreement was in full force and effect, (b) such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument or document, 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 their predecessors 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 the Property, 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.

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.

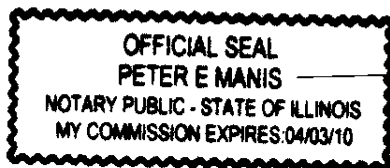
IN WITNESS WHEREOF, Grantor has executed this Deed in Trust on this 23<sup>rd</sup> day of January, 2007.

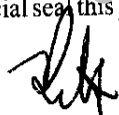
  
Roger F. Cannon

STATE OF DL )  
                                  ) SS.  
COUNTY OF Cook )

Before me, a Notary Public in and for said County, in the State aforesaid, personally appeared the above named Roger F. Cannon, personally known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 23<sup>rd</sup> day of January, 2007.



  
Notary Public

This instrument was prepared by, and upon recording return to: Peter E. Manis, 2300 Lincoln Park West, Chicago, Illinois 60614.

Mail subsequent real estate tax bills to: Roger F. Cannon, P.O. Box 8666, Rolling Meadows, Illinois 60008.

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## EXHIBIT "A"

### Legal Description

#### Parcel 1:

Unit 2010 and Parking Space Unit P-114, together with the exclusive right to use Storage Space S-131, a limited common element in the Regatta Condominium as delineated and defined on the plat of survey of the following described parcels of real estate:

Lot 6 and the East 20 feet of Lot 5 in Lakeshore East subdivision of part of the unsubdivided lands lying East of and adjoining Fort Dearborn Addition to Chicago, said addition being in the Southwest Fractional Quarter of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded March 4, 2003 as Document No. 0030301045, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded August 15, 2006 as Document No. 0622717054, as amended from time to time, together with their undivided percentage interest in the common elements.

#### Parcel 2:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1, including easements for access to improvements being constructed over temporary construction easement areas, for pedestrian and vehicular ingress and egress on, over, through and across the streets, and to utilize the utilities and Utility Easements, all as more particularly defined, described and created by Declaration of Covenants, Conditions, Restrictions and Easements for Lakeshore East made by and between Lakeshore East LLC, Lakeshore East Parcel P LLC, and ASN Lakeshore East LLC dated as of June 26, 2002 and recorded July 2, 2002 as Document No. 0020732020, as amended from time to time.

#### Parcel 3:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the Declaration of Easements, Reservations, Covenants and Restrictions recorded August 15, 2006 as Document No. 0622717053 for support, common walls, ceilings and floors, equipment and utilities, ingress and egress, maintenance and encroachments, over the land described therein. Said burdened land commonly referred to in the aforementioned Declaration as the "Retail Parcel".

Subject only to: covenants, conditions, easements and restrictions of record; general real estate taxes not yet due and payable; the existing mortgage(s) made by Grantor; and Lakeshore East Special Assessment District Tax under Warrant Number 62456.

Property Address: 420 East Waterside Drive, Unit 2010, Chicago, Illinois 60601

Permanent Index Number: 17-10-318-048 and 17-10-400-019

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## STATEMENT BY GRANTOR AND GRANTEE

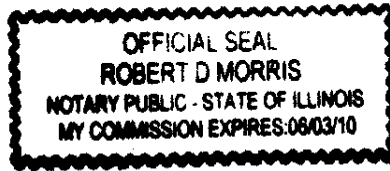
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: April 17, 2007

Signature: [Signature]  
Grantor or Agent

Subscribed to and sworn before me this 17<sup>th</sup> day of APRIL, 2007.

[Signature]  
Notary Public



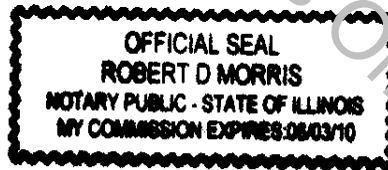
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: April 17, 2007

Signature: [Signature]  
Grantee or Agent

Subscribed to and sworn before me this 17<sup>th</sup> day of APRIL, 2007.

[Signature]  
Notary Public



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.

(Attach to deed or ABI to be recorded in Cook County, Illinois, which is exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)