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Doc#: 0715635287 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/05/2007 01:21 PM Pg: 1 of 4

Warranty Deed ~~IN Trust~~
~~TENANCY BY THE ENTIRETY~~
Statutory (ILLINOIS)
(Individual to ~~Individual~~)
Trust

THE GRANTORS,
PHILIP A. THOMPSON and
CHRISTINE M. THOMPSON,
husband and wife

of the City of Scottsdale, County of Maricopa, State of Arizona for and in consideration of TEN (\$10.00) and 00/100--- DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to ~~Michael Shanley and Dianne Shanley, husband and wife, as~~ ~~TENANCY BY THE ENTIRETY~~ and not as Joint Tenants, with rights of survivorship, nor as Tenants in Common, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

~~Michael F. Shanley revocable Trust dated July 14th 2003~~ ^{*Michael F. Shanley and Dianne E. Shanley as co-trustees of the}
SUBJECT TO: Covenants, conditions, and restrictions of record, public utility easements; general real estates taxes for the year 2006 and subsequent years.

Permanent Index Number (PIN): 17-03-228-032-1693
Address of Real Estate: 250 E. Pearson, Unit #2006, Chicago, IL 60611

Dated this 11th day of May, 2007.

Philip A. Thompson
Philip A. Thompson

Christine M. Thompson
Christine M. Thompson

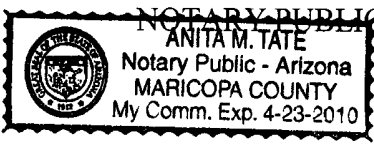
State of Arizona)
)SS
County of Maricopa

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Philip A. Thompson and Christine M. Thompson, husband and wife, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and 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 11 day of May, 2007.

Commission Expires 4-23-2010

Anita M. Tate



Box 334

4
7

7509723
666575


UNOFFICIAL COPY**Legal Description**


of the premises commonly known as: 250 E. Pearson, Unit 2006, Chicago, IL 60611

PARCEL 1: Unit 2006 in the Pearson Condominiums as delineated on a survey of the following described real estate: Lots 4, 6, 7 and 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 the common elements, all in Cook County, Illinois.

PARCEL 2: The exclusive right to the use of P-170, P-171 and SSB-81, limited common elements, as delineated on the survey attached to the Declaration of Condominium aforesaid.

PREPARED BY:
Michael R. Graham
GRAHAM, GRAHAM & SBERTOLI, LTD.
140 S. Milwaukee Avenue
Post Office Box U
Libertyville, Illinois 60048

STATE OF ILLINOIS		# 0000102585	REAL ESTATE TRANSFER TAX
STATE TAX	 JUN.-4.07		00900.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP 102808


COOK COUNTY		# 0000102813	REAL ESTATE TRANSFER TAX
COUNTY TAX	 JUN.-4.07		0045000
REVENUE STAMP			FP 102802

MAIL TO:

Mr. Frank W. Jaffe
111 W. Washington St., #1401
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

Mr. & Mrs. Michael Shanley
250 E. Pearson, Unit 2006
~~Chicago, IL 60611~~
886 Barkermil Way
Naples, Florida
34110

City of Chicago  Real Estate
Dept. of Revenue Transfer Stamp
510662 \$6,750.00
05/31/2007 15:12 Batch 07235 91

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EXHIBIT "A" TO WARRANTY DEED

PARCEL 1: UNIT 2006 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-170 AND P-171 AND SSB-81, 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 2006 and real estate taxes for subsequent years;
- (2) Special 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;
- (5) Covenants, conditions, and restrictions of record;
- (6) Applicable zoning and building laws, ordinances and restrictions;
- (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 #2006, Chicago, Illinois 60611

PIN: 17-03-228-032-1093

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EXHIBIT "B"

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said 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 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, or money borrowed or advanced on said premise, 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 delivery thereof with 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 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.~~