

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST



Doc#: 0724340047 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/31/2007 10:34 AM Pg: 1 of 4

### THIS INDENTURE WITNESSETH,

That the Grantor, PATRICK <sup>H.</sup>ARBOR, a married person, of the County of Cook and State of Illinois for and in consideration of Ten and no/hundredths (\$10.00) Dollars, and other good and valuable consideration in hand paid, Conveys and Warrants unto KEITH FRANK REVOCABLE

TRUST DATED NOVEMBER 2, 1988

the following described real estate in the County of Cook and State of Illinois, to-wit:

(The Above Space For Recorder's Use Only)

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

P.I.N.: 17-03-226-065-1169

Property Address: 180 E. Pearson, Unit 5705, Chicago, Illinois 60611

**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. The powers and authority conferred upon said trust Grantee are recited on the reverse side hereof and incorporated herein by reference.

THIS REAL ESTATE IS NOT HOMESTEAD PROPERTY AS TO THE SPOUSE OF PATRICK ARBOR.

**IN WITNESS WHEREOF**, said Grantor has signed this instrument this <sup>17</sup> day of August, 2007.

1st AMERICAN TITLE order # 1612212 1/1

Patrick U. Arbor  
Patrick Arbor  
H.

State of Illinois

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that PATRICK ARBOR, a married person, personally known to me to be the same

County of Cook

person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 17th day of August 2007.

Vanessa C Fry  
Notary Public




4K9

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COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



AUG. 28. 07


# 000046372

REAL ESTATE TRANSFER TAX
00997.50
FP 103028

REVENUE STAMP

STATE TAX

**STATE OF ILLINOIS**



AUG. 28. 07


# 000046174

REAL ESTATE TRANSFER TAX
01995.00
FP 103027

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

CITY TAX

**CITY OF CHICAGO**



AUG. 28. 07

# 0000074042

REAL ESTATE TRANSFER TAX
14962.50
FP 102812

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

Property of Cook County Clerk's Office

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This space for affixing Riders and Revenue Stamps

## TRUST POWERS

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicated parks, street, highways or alleys and to vacated any subdivision or part thereof, and to resubdivided said property as often as desired, to contract to sell, to grant options to purchase, to sell on any items, 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 dedicated, 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 kinds, 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 all of 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.

THIS INSTRUMENT WAS PREPARED BY:

**Law Office of Gregory Catrambone, P.C.**

Vanessa C. Fry  
101 E. St. Charles Rd., Suite 200  
Villa Park, Illinois 60181  
630-993-1191

TAXPAYER'S ADDRESS:

Keith Frank, Trustee  
Keith Frank Revocable Trust Dated 11/2/1988  
180 E. Pearson, #5705  
Chicago, IL 60611

MAILED TO:  
Neal N. Goldberg  
39 S. La Salle St.  
Suite 1200  
Chicago, Ill.  
60603

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EXHIBIT A

## LEGAL DESCRIPTION

Legal Description: UNIT NUMBER 5705, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREIN CALLED CONDOMINIUM PROPERTY) IN COOK COUNTY, ILLINOIS:

LOTS 4 THROUGH 18, BOTH INCLUSIVE, AND INCLUDING LOTS 7-"A", 7-"B", 7-"C", 7-"D", 7-"E", 7-"F", 11-"A" AND 11-"B", IN MARBAN RESUBDIVISION, BEING A SUBDIVISION OF PART OF BLOCK 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MARBAN RESUBDIVISION RECORDED DECEMBER 30, 1975 WITH THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER 23339677, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP EASEMENT, COVENANTS AND RESTRICTIONS AND BY-LAWS FOR 180 EAST PEARSON STREET CONDOMINIUM, CHICAGO, ILLINOIS, (HEREIN CALLED DECLARATION), RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS, ON MARCH 29, 1976 AS DOCUMENT NUMBER 23432350; AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE IN THE CONDOMINIUM PROPERTY (EXCEPTING FROM THE CONDOMINIUM PROPERTY ALL OF THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 17-03-226-065-1169 Vol. 0496

Property Address: 180 East Pearson Street, Unit 5705, Chicago, Illinois 60611

Property of Cook County Clerk's Office