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Chicago Title Insurance Company

WARRANTY DEED IN TRUST



0733933076

Doc#: 0733933076 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/05/2007 10:49 AM Pg: 1 of 4

TDC2618A
27085819
CTIC
1054

THIS INDENTURE WITNESSTH, That the grantor(s) DANIEL A. SCHWARZ, a single man, of the County of Cook and 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) unto

JEROME MUGERDITCHIAN, AS TRUSTEE OF THE JEROME MUGERDITCHIAN REVOCABLE TRUST DATED JULY 26, 2000, whose address is 924 Pelican Bay Drive, Daytona Beach, Florida 32119, the following described Real Estate in the County of Cook and State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; Illinois Condominium Property Act and Condominium Declaration and By-Laws

PERMANENT TAX NUMBER: 17-04-215-072-1065
Address(es) of Real Estate: 1309 N. Wells, Unit 1208 Chicago, Illinois 60610

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.

CITY OF CHICAGO



NOV. 30.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000016451

REAL ESTATE TRANSFER TAX
0243800
FP 103033

STATE OF ILLINOIS

NOV. 30.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000045616

REAL ESTATE TRANSFER TAX
0032500
FP 103032

BOX 333-CT

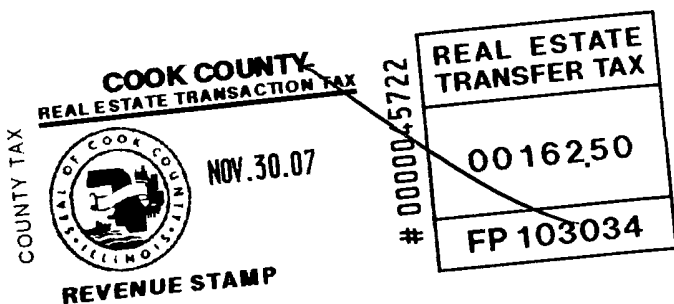
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Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide 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, 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 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.

And the said grantor(s) hereby expressly waive(s) and release 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.



[signatures to follow on next page]

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In Witness Whereof, the grantor(s) aforesaid have hereunto set their hand(s) and seal(s) this 26th day of November, 2007

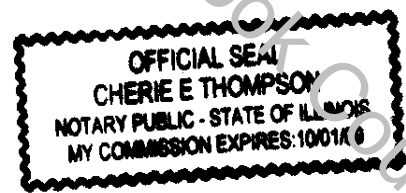
[Signature] (SEAL) _____ (SEAL)
Daniel A. Schwarz

(SEAL) _____ (SEAL)

State of Illinois County of Cook

I, Cherie E. Thompson a Notary Public in and for said County, in the State aforesaid, do hereby certify that Daniel A. Schwarz personally known to me to be the same person(s) whose name(s) 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 notarial seal, this 26 day of November, 2007



[Signature] (Notary Public)

Prepared By: Thompson and Thompson
19 S. LaSalle St., Suite #302
Chicago, Illinois 60603

Mail To:
Peter J. Nordigan, Esq.
301 W. Eagle Court
Waukegan, Illinois ~~60187~~ 60087

Name & Address of Taxpayer:
Jerome Mugerditchian, Trustee
924 Pelican Bay Drive
Daytona Beach, Florida 32119

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EXHIBIT 'A'

Legal Description

UNIT NUMBER 1208 IN THE MICHAELS TERRACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 104, 105, AND 106 IN SHELDON'S SUBDIVISION OF LOTS 61 TO 90 IN BRONSON'S ADD TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 91074681 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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