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WARRANTY DEED IN TRUST



Doc#: 0807340151 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/13/2008 03:53 PM Pg: 1 of 5

NAME OF GRANTEE AND
SEND SUBSEQUENT TAX BILLS TO:

Sharon Porapaiboon, Trustee
480 Scarborough Road
Valparaiso, IN 46385

THE GRANTOR, KIMBERLY PORAPAIBOON, (n.k.a Kimberly Miller), married to Brian Miller, of Cook County, Illinois, in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations, conveys and warrants to SHARON PORAPAIBOON, TRUSTEE OF THE SHARON PORAPAIBOON REVOCABLE LIVING TRUST dated June 3, 1988, or her successor(s) in trust, her interest in the fee simple title to the real estate described below:

LEGAL DESCRIPTION: See attached exhibit AA@

Permanent Tax No.: 14-33-330-013-1004
Common Address: 1615 N. Cleveland Avenue Unit #2S, Chicago, Illinois 60614

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

Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to 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 present or in future, and upon 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 an easement appurtenant to said premises or any part thereof; and to deal with

FIRST AMERICAN TITLE order #

1158623
10/2

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CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 MAR.-7.08



881910000 #

REAL ESTATE TRANSFER TAX
0305250
FP 102812


STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 MAR.-7.08



000051295 #

REAL ESTATE TRANSFER TAX
0040700
FP 103027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 MAR.-7.08



000051494 #

REAL ESTATE TRANSFER TAX
0020350
FP 103028

REVENUE STAMP

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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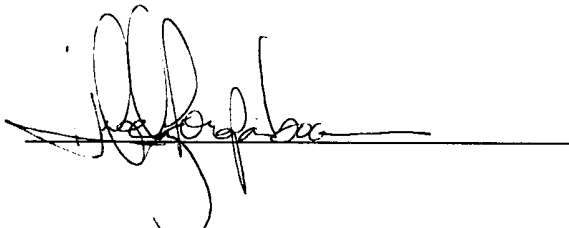
said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustees 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 trustees, 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 trustees, or be obliged or privileged to inquire into any of the terms of said Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 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 or in some amendment thereof and binding upon beneficiaries thereunder; (c) that said trustees were 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, 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.

The grantor has set her hand and seal on February 12TH, 2008.



KIMBERLY PORAPAIBOON, n.k.a

Kimberly Miller



BRIAN MILLER executes this deed
to
release his homestead rights.

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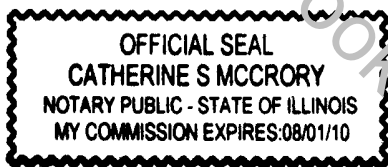
STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State, certifies that KIMBERLY PORAPAIBOON, n.k.a. Kimberly Miller, personally known to me to be the same person whose name has been subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 12th day of February, 2008.



Catherine S. McCrory

NOTARY PUBLIC

PREPARED BY AND MAIL TO:

Catherine S. McCrory
Attorney at Law.
339 South 6th Avenue
La Grange, Illinois 60525
708.420.6729

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: PARCEL 1:

UNIT NUMBER 2-"S", IN ST. MICHAEL'S SQUARE CONDOMINIUM NUMBER 5, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARK OF CERTAIN LOTS IN DIVERSEY'S SUBDIVISION OF BLOCK 54 OF CANAL TRUSTEE SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF VACATED NORTH ST. MICHAEL'S COURT EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26158129 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND ZONING RESTRICTIONS RECORDED AS DOCUMENT NUMBER 26158126 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 01, 1980 AND KNOWN AS TRUST NUMBER 103019 TO CARL C. MUNGER AND SHIRLEY A. MUNGER DATED SEPTEMBER 01, 1982 AND RECORDED AS DOCUMENT NUMBER 26384784 FOR INGRESS AND EGRESS OVER AND ACROSS THE ACCESS AREAS AS DEFINED AND DESCRIBED IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND ZONING RESTRICTIONS, RECORDED AS DOCUMENT NUMBER 26158126 AND AS CREATED BY DEED FROM LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 01, 1980 AND KNOWN AS TRUST NUMBER 103019 TO CARL E. MUNGER AND SHIRLEY A. MUNGER DATED SEPTEMBER 01, 1982 AND RECORDED AS DOCUMENT 26384784 FOR THE USE OF PARKING SPACE 28 AS DESCRIBED AND DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "II" TO SAID DECLARATION IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 14-33-330-013-1004 Vol. 0495

Property Address: 1615 North Cleveland Avenue, Unit 2S, Chicago, Illinois 60614