



Doc#: 0825929028 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/15/2008 11:53 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED IN TRUST

Mail to: ①

Robert A. Motel, Esq.  
Robert A. Motel, P.C.  
4433 W. Touhy Ave.  
Suite 465  
Lincolnwood, IL 60712

EST 08-10-13

(the above space is reserved for recorder's use only)

**THIS DEED OF CONVEYANCE**, is made as of September 10<sup>th</sup>, 2008 between **216 S. Jefferson, LLC**, an Illinois Limited Liability Company ("Grantor"), having an address of 1205 N. Dearborn St., Chicago, IL 60610 and **HENRY W. BARKHAUSEN, as Trustee and not individually, of the Henry W. Barkhausen Trust (the "Grantee")**, having an address of 216 S. Jefferson St., Unit 201, Chicago, IL 60661.

**WITNESSETH**, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does CONVEY AND WARRANT unto Grantee, and to its respective successors and assigns, **FOREVER**, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follows ("Real Estate"), to-wit:

**PARCEL 1: UNIT NO. 201 IN THE 216 S. JEFFERSON OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOTS 9 AND 10 AND THE SOUTH 1/2 OF LOT 8 IN MAGIE AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE BLOCK 27 IN SCHOOL SECTION'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: A PERPETUAL AND EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE P-3, A LIMITED COMMON ELEMENT AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.**

**TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 10, 2007 AS DOCUMENT NUMBER 0734415001 AND ANY AMENDMENTS THERETO.**

Permanent Index Number: 17-16-111-021 (affects underlying land)  
Address: Unit #201 at 216 S. Jefferson St., Chicago, IL 60661

3/8

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Grantor also grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said Property set forth in the declaration of condominium aforesaid and any amendments thereto, recorded in the office of the recorder of deeds, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said declaration and amendments thereto the same as though the provisions of said declaration were recited and stipulated at length herein.

TO HAVE AND HOLD the said Property upon the trusts and for the uses and purposes set forth herein and in the said Trust.

Full power and authority are hereby granted to said trustee to improve, manage, protect said Property; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said Property 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; to lease said Property from time to time, upon such terms and for any period or periods of time, and to renew and extend leases upon 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 grant options to lease or renew leases and options to purchase the Property and to contract respecting the manner of fixing the amount of present or future rentals; to exchange said Property 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 the Property; and to deal with the Property 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 said Property shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said 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 said trustee, or be obliged or privileged to inquire into any of the terms of the Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said Property shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the Trust referred to in this Deed was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with all of the conditions and limitations set forth in this Deed and the Trust or any amendment thereof and which shall be 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 of the title, estate, rights, powers, authorities, duties and obligations of the predecessor in trust.

This Conveyance is made subject to: (1) general real estate taxes for 2008 and subsequent years; (2) party wall rights affecting the underlying land; (3) the Illinois Condominium Property Act and the Declaration of Condominium recorded December 10,

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2007 as document number 0734415001 including all amendments and exhibits thereto; (4) applicable zoning and building laws and other ordinances of record; (5) de minimus encroachments over the common areas, if any; (6) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (7) utility easements, if any, whether recorded or unrecorded; (8) leases and licenses affecting the Common Elements; (9) covenants, conditions, restrictions, easements and agreements of record including limitations on the permitted use and alteration of the Units as set forth in the Declaration; and further:

The Grantor hereby certifies that this Unit was occupied by the Grantee on the date of the notice of conversion and that . GRANTOR HEREBY CERTIFIES THAT THIS IS NOT HOMESTEAD PROPERTY.

**IN WITNESS WHEREOF**, Grantor has hereto caused the foregoing Special Warranty Deed to the signed and delivered as of the day and year first above written.

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
562844 \$2,835.00  
09/15/2008 10:29 Batch 09463 54



216 S. Jefferson, LLC an Illinois Limited Liability Company:

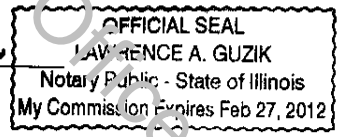
By: [Signature]  
Title: Manager

State of Illinois )  
                                  ) ss.  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Shawn Clark, personally known to me to be the same 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 said instrument as [his own free and voluntary act as Manager of 216 S. Jefferson, LLC for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of September, 2008.

[Signature]  
Notary Public



This document prepared by:  
Lawrence A. Guzik, Esq.  
Attorney at Law  
22285 Pepper Rd., Suite 308  
Barrington, IL 60010

Mail subsequent tax bills to:  
Henry W. Barkhausen, Trustee  
216 S. Jefferson St., Unit 201  
Chicago, IL 60661

STATE TAX

STATE OF ILLINOIS



SEP. 15. 08

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000035013

REAL ESTATE  
TRANSFER TAX

00270.00

FP 103037

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



SEP. 15. 08

REVENUE STAMP

# 0000047283

REAL ESTATE  
TRANSFER TAX

00135.00

FP 103042