

**THIS INDENTURE**, made this 10<sup>th</sup> day of December, 1999, between Robert V. Lewis, not personally but as Trustee under trust agreement dated February 24, 1983, and known as The Elizabeth E. Carson Trust, **GRANTOR**, and David C. Bohnett, or his successor in trust, of 200 Baroda Drive, Los Angeles, CA 90077, as Trustee ("said trustee") of the David C. Bohnett Living Trust dated November 22, 1996, as may be amended, and unto all and every successor or successors in trust under said Trust Agreement, **GRANTEE**.

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9661/0187 04 001 Page 1 of 4  
1999-12-16 14:55:03  
Cook County Recorder 27.00



**WITNESSETH:** The Grantor in consideration of the sum of TEN AND NO/100TH DOLLARS (\$10.00), receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the Grantor hereunto enabling, does hereby convey and quitclaim unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

UNIT NUMBER 6307 AS DELINEATED ON A 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', 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; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST 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.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

**SUBJECT TO:** General real estate taxes not yet due and payable; 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 property.

① 4 ① 1908003

# UNOFFICIAL COPY

COOK  
CO. NO. 016  
298898  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
PB. 10686 DEC 16'99 \*\*\*  
DEPT. OF REVENUE ≈ 52.00

COOK  
CO. NO. 016  
298899  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
PB. 10686 DEC 16'99 \*\*\*  
DEPT. OF REVENUE 998.00

COOK  
CO. NO. 016  
298900  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
PB. 10686 DEC 16'99 \*\*\*  
DEPT. OF REVENUE 999.00

146155  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP DEC 16'99  
p.a. 11424 512.50

146150  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP DEC 16'99  
p.a. 11424 512.50

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**PERMANENT REAL ESTATE INDEX NUMBER(S): 17-03-226-065-1207**

**ADDRESS OF REAL ESTATE: 180 East Pearson, Unit 6307, 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.

Full power and authority are hereby granted to said trustee 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 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 in 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 99 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 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.

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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.

IN WITNESS WHEREOF, the Grantor, as Trustee as aforesaid, has hereunto set his hand and seal the day and year first above written.

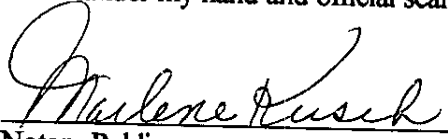


Robert V. Lewis, not personally but  
as Trustee of The Elizabeth E. Carson Trust

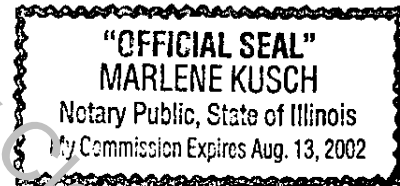
STATE OF ILLINOIS )  
) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DOES HEREBY CERTIFY** that Robert V. Lewis, as Trustee as aforesaid, is 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 free and voluntary act as said Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17<sup>th</sup> day of December, 1999.



Notary Public



**THIS INSTRUMENT WAS PREPARED BY:**

ROBERT V. LEWIS, ESQ.  
SCHUYLER, ROCHE & ZWIRNER, P.C.  
ONE PRUDENTIAL PLAZA  
130 EAST RANDOLPH STREET  
CHICAGO, IL 60601

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
217375 \$15,375.00  
12/16/1999 10:29 Batch 06567 11

**MAIL TO:**

E. CHRISTOPHER CARAVETTE, ESQ.  
CARAVETTE & ASSOCIATES, P.C.  
ONE IBM PLAZA  
330 NORTH WABASH AVENUE  
SUITE 2905  
CHICAGO, IL 60611  
52135

**SEND SUBSEQUENT TAX BILLS TO:**

DAVID C. BOHNETT  
180 EAST PEARSON, UNIT 6307  
CHICAGO, IL

CENTENNIAL TITLE INCORPORATED

09168944

BOX  
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ENTERIAL TITLE INCORPORATED