

UNOFFICIAL COPY



Doc#: 1002126247 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/21/2010 01:58 PM Pg: 1 of 3

WARRANTY DEED DEED IN TRUST

Return To: Judy L. DeAngelis
Attorney at Law
767 Walton Lane
Grayslake, IL 60030

Tax Bill To: David Tolmie
25 East Superior, Unit 3102
Chicago, IL 60611

The Grantors, Joseph Schmidt and Tyrrell Schmidt, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN -----and/no DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to

Tracy L. Tolmie, as Trustee of the Tracy L. Tolmie Trust dated February 2, 2001
331 Wallace Road Lake Forest, IL 60045

the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PIN: 17-10-103-027-1270

KNOWN AS: 25 East Superior, Unit 3102, Chicago, IL 60611

SUBJECT TO: General Real Estate Taxes for the year 2009 and subsequent years, covenants, conditions and restrictions of record, Zoning Laws and Ordinances, public and utility easements all special and governmental taxes or assessments; condominium declaration and bylaws

Full power and authority are hereby granted to the trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey the real estate 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 the trustee; to donate, to dedicate, mortgage or otherwise encumber the real estate or any part thereof; to lease the real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in the present or in the future, 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 the real estate, or any part thereof, for other real or personal property; to grant easements or changes of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof; and to deal with the real estate 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Rd., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

103

09079200473

UNOFFICIAL COPY

On this 31ST day of December, 2009.

Joseph Schmidt
Joseph Schmidt

Tyrrell Schmidt
Tyrrell Schmidt

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Joseph Schmidt and Tyrrell Schmidt, personally known to me to be the same persons whose names 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 his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

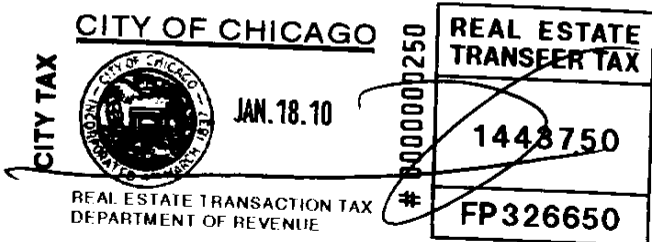
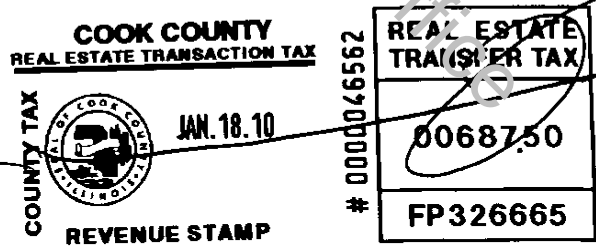
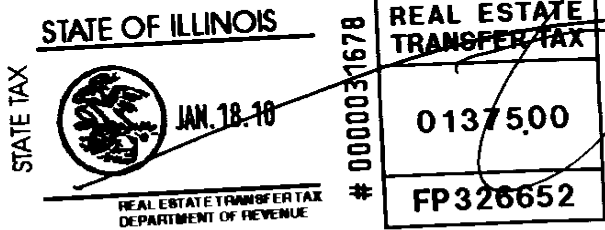
Given under my hand and notary seal, this 31ST day of Dec., 2009.

Robert M. Claes
Notary Public
My commission expires 3/25/2010



Prepared by: Robert M. Claes, 2626 83rd Street, Darien, Il. 60561

AFFIX TRANSFER STAMPS BELOW



UNOFFICIAL COPY

PARCEL A:

UNIT 3102 N THE FORDHAM CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF PORTIONS OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE: PART OF BLOCK 48 N KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RIGHT REVEREND A.O. REGAN'S (BISHOP PF CHICAGO) SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO N SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALL THAT PART OF THE PUBLIC ALLEY LYING NORTH OF AND ADJOINING LOTS 1 THROUGH 7, INCLUSIVE (EXCEPT THE WEST 20 FEET THEREOF) IN RT. REV. ANTHONY O. REGAN'S (BISHOP OF CHICAGO) SUBDIVISION OF THE SOUTH 112 FEET OF BLOCK 48 IN KINZIE'S ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 3, 2002, DOCUMENT NUMBER 0021328830, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B:

EASEMENT FOR THE BENEFIT OF PARCEL A AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS MADE AS OF THE 3RD DAY OF DECEMBER, 2009 BY FORDHAM 25 E. SUPERIOR L.L.C. DOCUMENT NUMBER 0021328829 FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, MAINTENANCE, ENCROACHMENTS AND USE OF COMMON WALLS, CEILINGS AND FLOORS OVER AND ACROSS THE COMMERCIAL PROPERTY AND THE GARAGE PROPERTY AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

PARCEL C:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE LIMITED COMMON ELEMENT NUMBERS P-801 AND P-816, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PARCEL D:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE LIMITED COMMON ELEMENT NUMBER S-529, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

PIN: 17-10-103-027-1270 KNOWN AS: 25 E. Superior, Unit 3102, Chicago, IL 60611