

# UNOFFICIAL COPY



Doc#: 1023718079 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/25/2010 04:51 PM Pg: 1 of 5

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Individuals to Trust)**

**MAIL TO:**

Jason S. Ornduff, Esq.  
Thompson Coburn LLP d/b/a  
Thompson Coburn Fagel Haber  
55 East Monroe Street, 37<sup>th</sup> Floor  
Chicago, Illinois 60603

**NAME AND ADDRESS  
OF TAXPAYER:**

J. Regan and Rhonda C. Thomas  
270 East Pearson Street  
Unit 601  
Chicago, Illinois 60611

(above space for Recorder's use)

THE GRANTORS, J. Regan Thomas and Rhonda C. Thomas, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars and other good and valuable consideration in hand paid, CONVEY and WARRANT a ½ undivided interest to J. Regan Thomas and Rhonda C. Thomas, not personally or individually, but solely as Trustees of the J. Regan Thomas Revocable Trust dated October 10, 2008, and a ½ undivided interest to Rhonda C. Thomas and J. Regan Thomas, not personally or individually, but solely as Trustees of the Rhonda C. Thomas Revocable Trust dated October 10, 2008 (collectively, the "Grantee"), as tenants in common, in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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

Permanent Index Numbers: 17-03-228-034-4014 (Unit 601)  
17-03-228-035-4068 (Parking Space P68)  
17-03-228-035-4069 (Parking Space P69)  
17-03-228-035-4082 (Parking Space P82)

Property Address: 270 East Pearson Street, Unit 601  
Chicago, Illinois 60611

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Dated this 24th day of August, 2010.

J. Regan Thomas  
J. REGAN THOMAS

Rhonda C. Thomas  
RHONDA C. THOMAS

This Deed is exempt from Real Estate Transfer Taxes pursuant to Section 31-45, Paragraph e, of the Illinois Real Estate Transfer Tax Law. 35 ILCS 200/31-45(e).

Jan A. Ornduff  
Authorized Agent

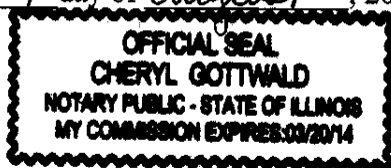
STATE OF ILLINOIS )

) SS.

COUNTY OF COOK )

Before me, a Notary Public in and for said County and State, personally appeared J. REGAN THOMAS and RHONDA C. THOMAS, who acknowledged that they did sign the foregoing instrument as their free and voluntary act for the purposes therein set forth, including the release and waiver of the right of homestead.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Chicago, Illinois this 24 day of August, 2010.



Cheryl Gottwald  
Notary Public

My Commission Expires on: \_\_\_\_\_

This instrument was prepared by:

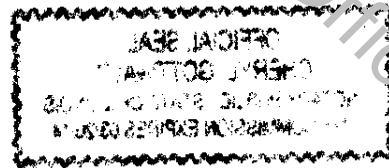
Jason A. Ornduff, Esq.  
Thompson Coburn LLP d/b/a  
Thompson Coburn Fagel Haber  
55 East Monroe Street, 37<sup>th</sup> Floor  
Chicago, Illinois 60603  
(312) 346-7500

Send subsequent tax bills to:

J. Regan Thomas and Rhonda C. Thomas  
270 East Pearson Street  
Unit 601  
Chicago, Illinois 60611

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## EXHIBIT "A" LEGAL DESCRIPTION OF PREMISES

PARCEL 1: UNIT 601 IN THE BELVEDERE CONDOMINIUMS (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE, (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.C. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: NORTHWESTERN UNIVERSITY, A CORPORATION OF ILLINOIS, AS LESSOR, AND 270 EAST PEARSON, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED AS OF JUNE 31, 2000, WHICH LEASE WAS RECORDED AUGUST 2, 2000 AS DOCUMENT 000584667, AND RE-RECORDED AUGUST 11, 2000 AS DOCUMENT NUMBER 00614549, AND AS AMENDED BY AMENDMENT TO GROUND LEASE RECORDED MARCH 2, 2001 AS DOCUMENT NUMBER 0010169900 AND SECOND AMENDMENT TO GROUND LEASE RECORDED MAY 20, 2004 AS DOCUMENT NUMBER 0414131096, AND BY UNIT SUBLEASE RECORDED MAY 21, 2004 AS DOCUMENT NUMBER 0414242164, WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF 99 YEARS COMMENCING JULY 31, 2000 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: LOT 2 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0414131100, AS AMENDED, FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-14, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

PARCEL 3: UNIT P68, UNIT P69 AND UNIT P82 IN THE 270 EAST PEARSON GARAGE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.C. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: NORTHWESTERN UNIVERSITY, A CORPORATION OF ILLINOIS, AS LESSOR, AND 270 EAST PEARSON, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED MAY 20, 2004, WHICH LEASE WAS RECORDED MAY 20, 2004 AS DOCUMENT 0414131097, AND BY UNIT SUBLEASES RECORDED MAY 21, 2004 AS DOCUMENT NUMBERS 0414242260 AND 0414242261, WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF 95 YEARS COMMENCING MAY 20, 2004 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: LOT 3 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0414131101, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 4: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0414131098.

PARCEL 5: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 3 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0317834091.

Permanent Index Numbers: 17-03-228-034-4014 (Unit 601)  
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17-03-228-035-4069 (Parking Space P69)  
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Property Address: 270 East Pearson Street, Unit 601  
Chicago, Illinois 60611

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

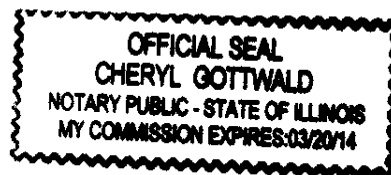
Dated August 25, 2010

Signature: Jan A. Ondoff

Grantor or Agent

Subscribed and sworn to  
before me this 25 day of  
AUGUST, 2010.

Cheryl Gottwald  
Notary Public



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

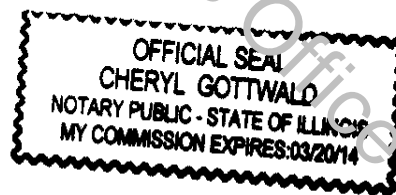
Dated August 25, 2010

Signature: Jan A. Ondoff

Grantee or Agent

Subscribed and sworn to  
before me this 25 day of  
AUGUST, 2010.

Cheryl Gottwald  
Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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