

UNOFFICIAL COPY

Trustee's Deed

THIS INDENTURE, made this 6 day of October, 2010, between **James Bergman and Jane Bergman Cohen, as Successor Co-Trustees of the Janet L. Bergman Trust u/t/d 1/31/95, as amended**, not personally but solely as Co-Trustees under the provisions of a Deed or Deeds in Trust duly recorded and delivered to Janet L. Bergman as Trustee in pursuance of a certain Trust Agreement dated the 31st day of January, 1995, and known as **the Janet L. Bergman Trust**, party of the first part, AND **Marcy L. Street, as Trustee of the Marcy L. Street Trust under Trust Agreement dated February 23, 2000**, party of the second part.

Address of Grantee: 1094 Trail's End, Okemos, MI 48864

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and no/100----- (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby convey and quit-claim unto said party of the second part, the real estate situated in Cook County, Illinois, and described on the Rider attached hereto and made a part hereof, together with the tenements and appurtenances thereunto belonging.

SUBJECT TO: Covenants, conditions, restrictions and agreements of record, public utility easements; acts done or suffered by or through party of the second part; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and by-laws; and general real estate taxes for 2009 second installment and subsequent years.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth **THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART HEREOF.**

And the said party of the first part 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 exemption of homesteads from sale on execution or otherwise.

This deed is executed by the party of the first part, as Trustee, pursuant to and in the exercise of the power and authority granted to and vested in them by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

IN WITNESS WHEREOF, said party of the first part have signed their names to these presents as Co-Trustees as aforesaid, the day and year first above written.

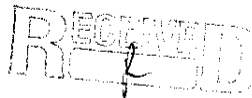
James Bergman
James Bergman, as Successor Co-Trustee of the Janet L. Bergman Trust u/t/d 1/31/95, as amended

Jane Bergman Cohen
Jane Bergman Cohen, as Successor Co-Trustee of the Janet L. Bergman Trust u/t/d 1/31/95, as amended



Doc#: 1028118017 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/08/2010 11:52 AM Pg: 1 of 3

Box 400-CTCC



CIC DZ 8819526 McCoy/Mork 1 of 3

JB
JB
pursuant to delegation of trustee's rights

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

STATE OF NEW YORK)
) SS
COUNTY OF NASSAU)

I, the undersigned, a Notary Public, in and for the said County and State aforesaid, DO HEREBY CERTIFY that James Bergman, as Successor Co-Trustee of the Janet L. Bergman Trust u/t/d 1/31/95, as amended, 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 and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said Trust, as Trustee for the uses and purposes, therein set forth. Given under my hand and Notarial Seal this 6 day of October, 2010.

I, the undersigned, a Notary Public, in and for the said County and State aforesaid, DO HEREBY CERTIFY that Jane Bergman Cohen, as Successor Co-Trustee of the Janet L. Bergman Trust u/t/d 1/31/95, as amended, 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 she signed and delivered the said instrument as her own free and voluntary act, and as the free and voluntary act of said Trust, as Trustee for the uses and purposes, therein set forth. Given under my hand and Notarial Seal this 29 day of October, 2010.

[Signature]
Notarial Seal OFFICIAL SEAL
KATHY M MCCOY
Notary Public - State of Illinois
My Commission Expires April 3, 2015

[Signature]
Notarial Seal EDWARD M. LAWLER
NOTARY PUBLIC-STATE OF NEW YORK
No. 01LA6191673
Qualified in Nassau County
My Commission Expires August 18, 2012

~~Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 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 said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in 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 said real estate, 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 real estate or any part thereof, and to deal with said 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.~~

[Handwritten notes]
to address
of trustee
benefits

~~In no case shall any party dealing with said Trustee, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 predecessors in trust.~~

This deed prepared by: Andrea S. Bryer, Cohon Raizes & Regal LLP
208 S. LaSalle St., Suite 1860, Chicago, IL 60604

MAIL TO: ENRIQUE LIPEZKER, 221 N. LASALLE, #2040, CHICAGO, IL 60601

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Rider

PARCEL 1: UNIT NUMBER 1601-"N" IN THE NEWPORT CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: BLOCK 1 IN CHICAGO BEACH ADDITION, BEING A SUBDIVISION OF LOT "A" IN BEACH HOTEL CO'S CONSOLIDATION OF CERTAIN TRACTS IN FRACTIONAL SECTIONS 11 AND 12, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING FROM SAID BLOCK 1 THAT PART THEREOF WHICH LIES NORTHEASTERLY OF A LINE 40 FEET SOUTHWESTERLY FROM AND PARALLEL TO THE NORTHEASTERLY LINE OF SAID BLOCK) (SAID PARALLEL LINE BEING THE ARC OF A CIRCLE HAVING A RADIUS OF 1568.16 FEET CONVEX SOUTHWESTERLY), IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 24730609, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

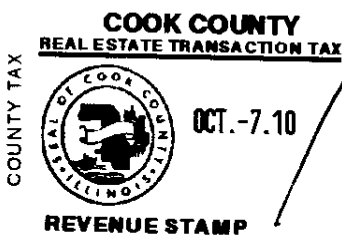
ALSO

PARCEL 2: A NON-EXCLUSIVE GARAGE RIGHT NUMBER 11, A LIMITED COMMON ELEMENTS, CONSISTING OF THE RIGHT TO PARK ONE PASSENGER AUTOMOBILE IN THE GARAGE, WHICH GARAGE IS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT NUMBER 24730609 AND GRANTED BY DEED RECORDED AS DOCUMENT NUMBER 24750290, IN COOK COUNTY, ILLINOIS.

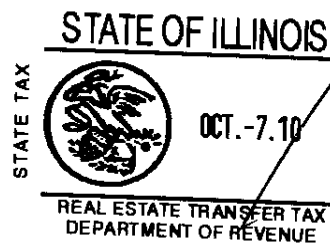
PARCEL 3: A NON-EXCLUSIVE GARAGE RIGHT NUMBER 162, A LIMITED COMMON ELEMENTS, CONSISTING OF THE RIGHT TO PARK ONE PASSENGER AUTOMOBILE IN THE GARAGE, WHICH GARAGE IS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT NUMBER 24730609 AND GRANTED BY AMENDMENT TO THE DECLARATION OF CONDOMINIUM AGREEMENT FOR NEWPORT CONDOMINIUM TO TRANSFER A GARAGE RIGHT RECORDED AS DOCUMENT 24905502 IN COOK COUNTY, ILLINOIS.

Address of Property: 4800 S. Chicago Beach Drive, Unit 1601N
Chicago, Illinois 60615

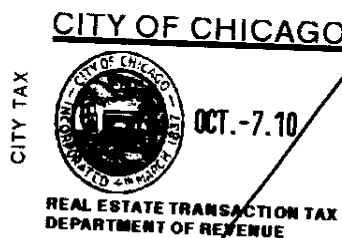
Permanent Index No.: 20-12-100-003-1015



REAL ESTATE TRANSFER TAX
0011125
FP 103022



REAL ESTATE TRANSFER TAX
0022250
FP 103024



REAL ESTATE TRANSFER TAX
0233625
FP 103023