



WARRANTY DEED

Doc#: 1030531079 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/01/2010 02:46 PM Pg: 1 of 5

THE GRANTORS: James Dimon and Judith K. Dimon, Husband and Wife, of the City/Village of Chicago, in the County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid, CONVEY and WARRANT to:

Michael P. Polsky, trustee of the Michael P. Polsky Trust dated January 13, 2004

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

PARCEL 1: THE NORTH 33.73 FEET OF LOTS 1 AND 3 IN BLOCK 4 AND THE NORTH 89.73 FEET OF THE EAST 9 FEET OF THE VACATED ALLEY WEST OF AND ADJOINING SAID LOT 3, ALL IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 3 AND OF THE EAST 9 FEET OF THE VACATED NORTH AND SOUTH ALLEY LYING WEST OF AND ADJOINING SAID LOT 3 IN BLOCK 4 IN H.O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 9 FEET OF SAID VACATED NORTH AND SOUTH ALLEY 33.73 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3 AS EXTENDED WEST, RUNNING THENCE EAST ON A LINE PARALLEL WITH AND 33.73 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3 TO A POINT ON A LINE THAT IS 23.25 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 3; THEN SOUTH ALONG A LINE 23.25 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF LOT 3 A DISTANCE OF 28.67 FEET TO A POINT 62.40 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3 AS EXTENDED WEST, RUNNING THENCE NORTH ALONG THE WEST LINE OF THE EAST 9 FEET OF SAID VACATED NORTH AND SOUTH ALLEY, A DISTANCE OF 28.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS. See attached legal description

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said property as Trustee and according to Exhibit A

Permanent Real Estate Index Number: 17-03-106-034-0000
Address(es) of Real Estate: 25 East Banks St, Chicago, IL 60610

BOX 15

Subject to: (a) General real estate taxes not due and payable at time of closing; (b) Special Assessments confirmed after the Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile pipe or other conduit.

Dated this 2/5/10 day of February, 2010.

[Signature]
James Dimon

[Signature]
Judith K. Dimon

FIDELITY NATIONAL TITLE 604135F
10f1

5 pgs




# UNOFFICIAL COPY

## EXHIBIT A

Full power and authority is hereby granted to the trustee to improve, manage, protect, convey, mortgage, subdivide, manage, or lease the property or any part of it including, without limitation, the power and authority: to grant options to purchase; to sell on any terms; to convey for any consideration or for no consideration; to donate the property; to convey to a successor or successors in trust all or any part of the property and to grant to such successor or successors all the estate, interest, power, title, and authority vested in the trustee; to partition the property; to exchange all or part of the property for other real or personal property; to dedicate streets, highways, roads, alleys, or parks; to resubdivide as often as desired; to vacate any subdivision or any part; to mortgage, pledge, or otherwise encumber the property in whole or in part; to grant options to lease and options to renew leases; to modify any lease term or to renew an existing lease term for any period not exceeding twenty (20) years; to grant options to purchase the reversion of such leasehold; to contract as to the amount of rent, present or future; to grant easements or charges, and to deal with the premises as would be lawful for any person owning the same.

In no case shall any party dealing with the trustee in relation to above-described property, or to whom the property in whole or in part is contracted to be sold, conveyed, mortgaged, or leased by the trustee, be required to see the application of any purchase money, rent, or funds borrowed or advanced; or be required to see that the trustee has acted in compliance with the terms of the trust agreement; or be required or privileged to inquire into any of the terms of the trust agreement. Every deed, lease, mortgage, trust deed, or other instrument executed by the trustee in relation to the above-described property is conclusive evidence in favor of every person relying on or claiming under such deed, lease, mortgage, trust deed, or other instrument that: (1) at the time of delivery the trust created by the trust agreement and by this deed was in full force and effect; (2) the instrument was executed in accordance with the trusts, conditions, and limitations contained in the trust agreement or any amendment and binding on the beneficiaries of the trust, and in accordance with this deed; (3) the trustee was duly authorized and empowered to execute and deliver such instrument; and (4) if the conveyance is made to a successor or successors in trust, that each such successor has been properly appointed and is full vested with all estate, title, power, authority, duty, and obligation of the predecessor in trust.

The interest of each and every party and every beneficiary and of all persons claiming under them shall be only in the earnings and proceeds arising from the sale or other disposition of the real property. Such interest is declared to be personal property, and no beneficiary under this instrument shall have any title or interest, legal or equitable, in or to the real property as such, but only an interest in the earnings and proceeds as referred to above.

<p><b>CITY TAX</b></p> <p><b>CITY OF CHICAGO</b></p>  <p>NOV. - 1.10</p> <p><b>REAL ESTATE TRANSACTION TAX</b> <b>DEPARTMENT OF REVENUE</b></p>	<p># 0000014892</p> <p><b>REAL ESTATE TRANSFER TAX</b></p> <p>71400.00</p> <p>FP 102803</p>	<p><b>STATE TAX</b></p> <p><b>STATE OF ILLINOIS</b></p>  <p>NOV. - 1.10</p> <p><b>REAL ESTATE TRANSFER TAX</b> <b>DEPARTMENT OF REVENUE</b></p>	<p># 0000000008</p> <p><b>REAL ESTATE TRANSFER TAX</b></p> <p>06800.00</p> <p>FP 102809</p>
<p><b>COUNTY TAX</b></p> <p><b>COOK COUNTY</b></p> <p><b>REAL ESTATE TRANSACTION TAX</b></p>  <p>NOV. - 1.10</p> <p><b>REVENUE STAMP</b></p>		<p># 0000005082</p> <p><b>REAL ESTATE TRANSFER TAX</b></p> <p>03400.00</p> <p>FP326707</p>	



# UNOFFICIAL COPY

## FIDELITY NATIONAL TITLE INSURANCE COMPANY

203 N. LASALLE ST. #2200, CHICAGO, ILLINOIS 60601

PHONE: (312) 621-5000  
FAX: (312) 621-5033

ORDER NUMBER: 2010 604135F OCF  
STREET ADDRESS: 25 E. BANKS ST.

CITY: CHICAGO  
TAX NUMBER: 17-03-106-034-0000

COUNTY: COOK COUNTY

**LEGAL DESCRIPTION:**

**PARCEL 1:**

THE NORTH 33.73 FEET OF LOTS 1 AND 3 IN BLOCK 4 AND THE NORTH 33.73 FEET OF THE EAST 9 FEET OF THE VACATED ALLEY WEST OF AND ADJOINING SAID LOT 3, ALL IN H. O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THAT PART OF LOT 3 AND OF THE EAST 9 FEET OF THE VACATED NORTH AND SOUTH ALLEY LYING WEST OF AND ADJOINING SAID LOT 3 IN BLOCK 4 IN H. O. STONES SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 9 FEET OF SAID VACATED NORTH AND SOUTH ALLEY 33.73 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3 AS EXTENDED WEST, RUNNING THENCE EAST ON A LINE PARALLEL WITH AND 33.73 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3 TO A POINT ON A LINE THAT IS 23.25 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 3; THEN SOUTH ALONG A LINE 23.25 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF LOT 3 A DISTANCE OF 28.67 FEET TO A POINT 62.40 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3; THENCE WEST ON A LINE PARALLEL WITH AND 62.40 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3 TO A POINT ON THE WEST LINE OF THE EAST 9 FEET OF SAID VACATED NORTH AND SOUTH ALLEY THAT IS 62.40 FEET SOUTH OF THE NORTH LINE OF SAID LOT 3 AS EXTENDED WEST, RUNNING THENCE NORTH ALONG THE WEST LINE OF THE EAST 9 FEET OF SAID VACATED NORTH AND SOUTH ALLEY, A DISTANCE OF 28.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

State of NY, County of Kings. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT James Dimon, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 official seal this 5 day of February, 2010.

Commission expires: \_\_\_\_\_

*Julie O'Donnell*  
JULIE O'DONNELL  
Notary Public, State of New York  
No. 01OD6006471

\_\_\_\_\_  
Notary Public  
Qualified in Kings County  
Commission Expires May 4, 2010

State of NY, County of Kings. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Judith K. Dimon, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 official seal this 5 day of February, 2010.

Commission expires: \_\_\_\_\_

*Julie O'Donnell*  
Notary Public

JULIE O'DONNELL  
Notary Public, State of New York  
No. 01OD6006471  
Qualified in Kings County  
Commission Expires May 4, 2010

This instrument was prepared by:

JOHN J. TATOOLES  
Law Offices of Tatoes, Foley & Associate  
600 South Washington Street, Suite 301  
Naperville, IL 60540

Mail to: Enterprise Law Group, LLP  
Samuel Pappas  
70 W. Madison St Suite 740  
Chicago, IL 60602

Send Subsequent Tax Bills To:  
1 S. Wacker Dr. Suite 1902  
Chicago, IL, 60606

c/o Belsky Holdings, Inc.

# UNOFFICIAL COPY

## FIDELITY NATIONAL TITLE INSURANCE COMPANY



203 N. LASALLE ST. #2200, CHICAGO, ILLINOIS 60601

PHONE: (312) 621-5000

FAX: (312) 621-5033

### PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTIONS

STATE OF ILLINOIS }  
COUNTY OF COOK COUNTY } SS.

James Dimon, being duly sworn on oath, states that  
the affiant resides at 25 East Bush, Chicago, IL, and further  
states that (please check the appropriate box):

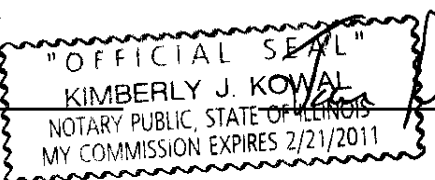
- That the attached deed is not in violation of 765 ILCS 205/1 (a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
- That the attached deed is not in violation of 765 ILCS 205/1 (b) for one of the following reasons:  
(please circle the appropriate number)
  1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
  2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
  3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
  4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
  5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
  6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
  7. Conveyances made to correct descriptions in prior conveyances;
  8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
  9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
  10. The preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.

Affiant further states that he makes this affidavit for the purpose of inducing the County Recorder of COOK COUNTY ILLINOIS to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

this 27<sup>th</sup> day of Oct, 2010

Kimberly J. Kowal  
Notary Public



[Signature]  
Signature of Affiant