



Doc#: 1101933020 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/19/2011 08:36 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

This instrument prepared by:
McDermott, Will & Emery LLP
227 West Monroe Street
Chicago, Illinois 60606
Attention: David R. Neville

After recording return to:
Pamela M. Patinkin, Esq.
Berger Realty Group, LLC
40 East Oak Street
Chicago, Illinois 60611

Property Address and PIN:
1040 North Lake Shore Drive,
Unit 37B/C
Chicago, Illinois 60611

Tax PIN: 17-03-202-061-1130

(Above Area For Recorder's Use Only)

THIS SPECIAL WARRANTY DEED, made this 4th day of January, 2011, by THE PRIVATEBANK AND TRUST COMPANY, AS CO-TRUSTEE, AND WILLIAM R. LANGLEY, AS CO-TRUSTEE, UNDER TRUST AGREEMENT DATED FEBRUARY 1, 1982 AND KNOWN AS THE NAOMI T. BORWELL TRUST, having an address of 501 W. State Street, Suite 101, Geneva, Illinois 60134 ("Grantor"), to ROBERT B. BERGER, having an address of Berger Realty Group, LLC, 40 East Oak Street, Chicago, Illinois 60611 ("Grantee"), WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, WARRANT AND CONVEY unto Grantee, his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

see Exhibit A attached hereto.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, his heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those easements, covenants, conditions, exceptions and encumbrances of record.

Box 400-CTCC

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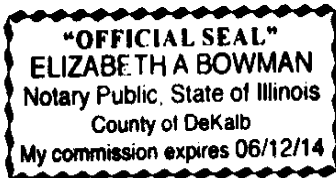
UNOFFICIAL COPY

GRANTOR:

The PrivateBank and Trust Company,
as co-trustee of the Naomi T. Borwell Trust

By: *John T. Schmidt*
Name: JOHN T. SCHMIDT
Title: MANAGING DIRECTOR

STATE OF ILLINOIS)
) SS.
COUNTY OF DEKALB)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN SCHMIDT personally known to me to be a MANAGING DIRECTOR of The PrivateBank and Trust Company, as co-trustee of the Naomi T. Borwell Trust, and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he executed and delivered said instrument, at his free and voluntary act and deed, and as the free and voluntary act and deed of said bank and said trust, for the uses and purposes therein set forth.


Given under my hand and official seal, this 7th day of January, 2011

Elizabeth A. Bowman
Notary Public

My Commission Expires: 6/12/14

STATE TAX

STATE OF ILLINOIS



JAN.-6.11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000001123

REAL ESTATE TRANSFER TAX
020000.00
FP 103024

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JAN.-6.11


REVENUE STAMP

0000001123

REAL ESTATE TRANSFER TAX
010000.00
FP 103022

CITY TAX

CITY OF CHICAGO



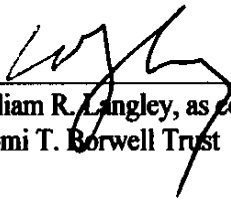
JAN.-6.11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000002467

REAL ESTATE TRANSFER TAX
210000.00
FP 103023

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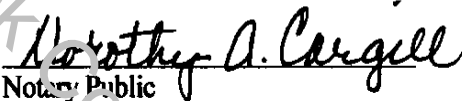


 William R. Langley, as co-trustee of the
 Naomi T. Borwell Trust

STATE OF FLORIDA)
) SS.
 COUNTY OF COLIER)

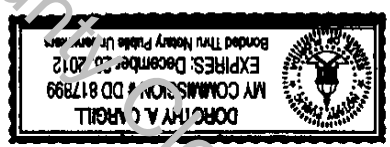
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William R. Langley, as co-trustee of the Naomi T. Borwell Trust, the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he executed and delivered said instrument as his free and voluntary act and deed, and as the free and voluntary act and deed of said trust, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4th day of January, 2011



 Notary Public

My Commission Expires: 12-26-12



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION OF REAL ESTATE

UNIT NUMBER 37B AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO COLLECTIVELY AS "PARCEL"): LOTS 1, 2, 3, 4 AND 5 AND THAT PART OF LOT 6 LYING NORTH OF THE SOUTH LINE OF LOT 5 PRODUCED EAST TO EAST LINE OF SAID LOT 6 HERETOFORE DEDICATED AS A PUBLIC ALLEY AND NOW VACATED BY ORDINANCE RECORDED AS DOCUMENT NUMBER 19333014, IN OWNERS SUBDIVISION OF LOT 14 IN BLOCK 1 IN POTTER PALMER LAKE SHORE DRIVE ADDITION TO CHICAGO, TOGETHER WITH LOTS 1, 2 AND 3 (EXCEPT SOUTH 3 1/2 FEET OF SAID LOT 3) IN PALMER AND BORDENS RESUBDIVISION OF LOTS 15, 16 AND 18 IN BLOCK 1 OF THE AFORESAID ADDITION BEING A SUBDIVISION OF PART OF BLOCKS 3 AND 7 OF CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL HALF OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALSO LOT 4 AND SOUTH 3 1/2 FEET OF LOT 3 AND THE EAST 3 FEET OF LOT 5 IN AFORESAID PALMER AND BORDENS RESUBDIVISION WHICH LIES NORTH OF A LINE COINCIDENT WITH THE SOUTH LINE OF LOT 4 IN THE AFORESAID OWNERS SUBDIVISION OF LOT 14 IN BLOCK 1 OF POTTER PALMER LAKE SHORE DRIVE ADDITION TO CHICAGO, ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY CARLYLE APARTMENTS INCORPORATED, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 19899524; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY IN COOK COUNTY, ILLINOIS.

Property Address:

1040 North Lake Shore Drive, Unit 37B/C
Chicago, Illinois 60611

Tax PIN: 17-03-202-061-1130

Send subsequent tax bills to:

Berger Realty Group, LLC
40 East Oak Street
Chicago, Illinois 60611