

UNOFFICIAL COPY



Chicago Title Insurance Company

Assignment and Trustee's DEED



Doc#: 1113911003 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/19/2011 08:33 AM Pg: 1 of 6

WSA469040
EG
LND
10F2

THE GRANTOR, Diana S. Ferguson as Trustee of the Diana S. Ferguson Trust, dated August 2, 2001, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid and in pursuance of the power and authority vested in the Grantor as said Trustee and of every other power and authority the grantor hereunto enabling, does hereby Assign, Convey and Quitclaim to Chicago Title Land Trust Company, an Illinois corporation, as Trustee U/T/A dated April 21, 2011, known as Trust No. 8002357014, the Grantee, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

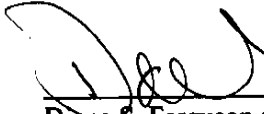
SEE LEGAL DESCRIPTION EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: SEE EXHIBIT 'B' ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number(s): 17-03-228-034-4022; 17-03-228-035-4004; 17-03-228-035-4005

Address(es) of Real Estate: 270 E. Pearson, Unit 803, and Units P4 and P5, Chicago, IL 60611

Dated this 26th day of April, 2011


Diana S. Ferguson as Trustee of the Diana S. Ferguson Trust, dated August 2, 2001

S Y
P 6
S N
SC Y
INT RP

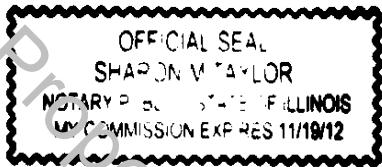
Box 334

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Diana S. Ferguson as Trustee of the Diana S. Ferguson Trust, dated August 2, 2001, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 26th day of April, 2011



Sharon M. Taylor (Notary Public)

Prepared By:

Louis Levinson
33 North LaSalle Street, Suite 3200
Chicago, IL 60602

Mail To:


Paul D. Weatherhead
10 S. LaSalle Street, Suite 1130
Chicago, IL 60603

Name & Address of Taxpayer:

270 E. Pearson, Unit #803
Chicago, IL 60611

CITY OF CHICAGO

CITY TAX



MAY -5.11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE


0000000927

REAL ESTATE TRANSFER TAX
20475.00
FP 102805

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAY -5.11


0800009459

REAL ESTATE TRANSFER TAX
00975.00
FP 102802

REVENUE STAMP

STATE OF ILLINOIS

STATE TAX



MAY -5.11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000011628

REAL ESTATE TRANSFER TAX
01950.00
FP 102808

UNOFFICIAL COPY**STREET ADDRESS:** 270 EAST PEARSON STREET

#803

CITY: CHICAGO**COUNTY:** COOK**TAX NUMBER:** 17-03-228-034-4022**LEGAL DESCRIPTION:** 17-03-228-035-4004
17-03-228-035-4005

PARCEL 1: UNIT 803 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 840 LAKE SHORE DRIVE, 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 00584667, 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 0414242172 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 S22, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

PARCEL 3: UNITS P4 AND P5 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 AS OF MAY 20, 2004 WHICH LEASE WAS RECORDED MAY 20, 2004 AS DOCUMENT 0414131097 AS AND BY UNIT SUBLEASES RECORDED MAY 21, 2004 AS DOCUMENT NUMBER 0414242196 AND 0414242197 WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF 95 YEARS COMMENCING MAY 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.

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,

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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.

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UNOFFICIAL COPY**EXHIBIT "B"**

1. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 20, 2004 AS DOCUMENT NO. 0414131100 AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.

(AFFECTS PARCELS 1 AND 2)

2. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 20, 2004 AS DOCUMENT NO. 0414131101 AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.

(AFFECTS PARCEL 3)

3. TERMS AND PROVISIONS CONTAINED IN THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED AUGUST 2, 2000 AS DOCUMENT NUMBER 00094004 MADE BY NORTHWESTERN UNIVERSITY AND LAKE SHORE, L.L.C. SETTING FORTH RESTRICTIONS ON USE AND DEVELOPMENT OF THE PARCEL AND OTHER PROPERTY.

AMENDMENT TO DECLARATION OF RESTRICTIONS COVENANTS RECORDED MARCH 2, 2001 AS DOCUMENT NUMBER 001010004.

(AFFECTS THE LAND (A) OTHER PROPERTY)

4. TERMS AND PROVISIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED SEPTEMBER 11, 2008 AS DOCUMENT NUMBER 00043273 MADE BY AND BETWEEN 270 EAST PEARSON, L.L.C. AND 940 LAKE SHORE DRIVE, L.L.C. SETTING FORTH EASEMENTS IN FAVOR OF THE 270 RESIDENTIAL PROPERTY; EASEMENTS IN FAVOR OF THE 940 PROPERTY; EASEMENTS IN FAVOR OF 270 GARAGE PROPERTY AND GENERAL EASEMENTS PROVISIONS; SERVICES; STRUCTURAL SUPPORT; COMPLIANCE; REAL ESTATE TAX; INSURANCE; MAINTENANCE AND REPAIR; DAMAGE TO THE IMPROVEMENTS; LINES, UTILITIES AND NEIGHBORS; ARBITRATION; ESTOPPEL CERTIFICATES; AMENDMENTS; ALTERATIONS; AND OTHER MISCELLANEOUS PROVISIONS.

5. TERMS AND PROVISIONS CONTAINED IN GROUND LESSOR ESTOPPEL CERTIFICATE RECORDED AUGUST 2, 2000 AS DOCUMENT NUMBER 00094073 EXECUTED BY NORTHWESTERN UNIVERSITY RELATIVE TO THE GROUND LEASE BETWEEN NORTHWESTERN UNIVERSITY, AS LESSOR, AND 270 EAST PEARSON, L.L.C. AS LESSEE.

(AFFECTS PARCELS 1 AND 2)

6. TERMS AND PROVISIONS CONTAINED IN 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 JULY 31, 2000, WHICH LEASE WAS RECORDED AUGUST 2, 2000 AS DOCUMENT 00094007, AND RE-RECORDED AUGUST 21, 2000 AS DOCUMENT NUMBER 00074540, AND AS AMENDED BY AMENDMENT TO GROUND LEASE RECORDED MARCH 2, 2001 AS DOCUMENT NUMBER 001010000 AND SECOND AMENDMENT TO GROUND LEASE RECORDED MAY 20, 2004 AS DOCUMENT NUMBER 0414131000 WHICH LEASE, AS AMENDED, DENIES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF 99 YEARS COMMENCING JULY 31, 2000, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.

ASSOCIATION ASSIGNMENT DATED MAY 20, 2004 AND RECORDED MAY 20, 2004 AS DOCUMENT NUMBER 0414131102 BY AND AMONG 270 EAST PEARSON, L.L.C., 270 EAST PEARSON CONDOMINIUM ASSOCIATION AND NORTHWESTERN UNIVERSITY.

(AFFECTS PARCELS 1 AND 2)

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7. CERTIFICATION SHOWN ON PLAT OF RESIDENCES ON LAKE SHORE PARK SUBDIVISION RECORDED AS DOCUMENT NUMBER 0917834000 THAT ALL OF THE PROPERTY APPEARS IN ZONE C ON THE FLOOD INSURANCE RATE MAP, CITY OF CHICAGO, ILLINOIS, COMMUNITY PANEL NO. 1700 0000 B, EFFECTIVE DATE OF JUNE 1, 1981.
8. TERMS AND PROVISIONS CONTAINED IN 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 MAY 2004, WHICH LEASE WAS RECORDED MAY 20, 2004 AS DOCUMENT 0414131007 WHICH LEASE, DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF 99 YEARS, AND ALL RIGHTS THEREUNDER OF, AND ALL ACTS DONE OR SUFFERED THEREUNDER BY, SAID LESSEE OR BY ANY PARTY CLAIMING BY, THROUGH, OR UNDER SAID LESSEE.
- ASSOCIATION ASSIGNMENT DATED MAY 20, 2004 AND RECORDED MAY 20, 2004 AS DOCUMENT NUMBER 0414131103 BY AND AMONG 270 EAST PEARSON, L.L.C., 270 EAST PEARSON GARAGE CONDOMINIUM ASSOCIATION AND NORTHWESTERN UNIVERSITY.
- (AFFECTS PARCEL 3)
9. REVERSIONARY INTEREST OF NORTHWESTERN UNIVERSITY IN AND TO THE IMPROVEMENTS DESCRIBED IN SCHEDULE A AT THE TERMINATION OF THE LEASE, AS SET FORTH IN THE INSTRUMENTS RECORDED AS DOCUMENTS 00674867 AND 0414131007 WHICH RIGHTS, TOGETHER WITH THOSE OF THE PARTY IN TITLE SHOWN IN SCHEDULE-A COMPRISE FEE SIMPLE TITLE TO SAID IMPROVEMENTS.
10. TERMS AND PROVISIONS CONTAINED IN RECIPROCAL EASEMENT AGREEMENT RECORDED MAY 20, 2004 AS DOCUMENT NUMBER 0414131009 AS MAY BE AMENDED AND MODIFIED FROM TIME TO TIME, BY AND BETWEEN NORTHWESTERN UNIVERSITY AND 270 EAST PEARSON, L.L.C. RELATING TO CERTAIN EASEMENTS OVER, UNDER, ON, ACROSS AND IN PORTIONS OF PROPERTY, AND SETTING FORTH CERTAIN RIGHTS, DUTIES AND OBLIGATIONS AMONG THE OWNERS OF THE PROPERTY DESCRIBED THEREIN.
11. TERMS AND PROVISIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED MAY 20, 2004 AS DOCUMENT NUMBER 0414131006 MADE BY 270 EAST PEARSON, L.L.C. RELATING TO EASEMENTS IN FAVOR OF RESIDENTIAL PROPERTY (AS THEREIN DEFINED); EASEMENTS IN FAVOR OF GARAGE PROPERTY (AS THEREIN DEFINED); SERVICES; STRUCTURAL SUPPORT; RELEASE OF LIENS, ZONING; REAL ESTATE TAXES; INSURANCE; MAINTENANCE AND REPAIR, DAMAGES TO THE IMPROVEMENTS; LIENS, INTEREST AND REMEDIES; ARBITRATION; ESTOPPEL CERTIFICATES; AMENDMENTS AND OTHER MISCELLANEOUS MATTERS.
12. TERMS AND PROVISIONS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JUNE 27, 2003 AS DOCUMENT NUMBER 0917834001 MADE BY AND BETWEEN 260 EAST PEARSON, L.L.C., AND 270 EAST PEARSON, L.L.C. SETTING FORTH PROVISIONS RELATING TO STRUCTURAL SUPPORT, ENCLOSURE, INGRESS AND EGRESS, UTILITY SERVICES AND OTHER FACILITIES NECESSARY FOR THE OPERATION AND USE OF THE 260 EAST PEARSON PROPERTY AND THE 270 EAST PEARSON PROPERTY.
13. TERMS AND PROVISIONS OF PERMIT NO. 1004818 ISSUED BY THE CITY OF CHICAGO RELATING TO THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF TWELVE PLANTER BOXES, ONE CANOPY, FIVE CAISSONS, TWO PILE CAPS, TWO BAY WINDOWS AND THIRTY EVEN BALCONIES ON, UNDER AND OVER THE PUBLIC RIGHT OF WAY ADJACENT TO THE PREMISES KNOWN AS 270 EAST PEARSON STREET FOR A PERIOD OF 5 YEARS FROM AND AFTER ORDINANCE PASSED NOVEMBER 15, 2000.
14. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.