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TRUSTEE'S DEED IN TRUST (ILLINOIS)



Doc#: 1123104015 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/19/2011 08:41 AM Pg: 1 of 4

GRANTOR, THOMAS R. PIRELLI, TRUSTEE OF THOMAS R. PIRELLI TRUST DATED JANUARY 26, 1990, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten and 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and QUITCLAIMS to WEST LOOP REAL ESTATE, LLC, GRANTEE, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

** an Illinois limited liability company*

[SEE LEGAL DESCRIPTION ATTACHED
HERETO AS EXHIBIT A]

Address: 200 West Grand Avenue, Unit 801, Chicago, IL 60610-
P.I.N.: 17-09-237-023-1003 & 17-09-237-023-1108 *60610-60614*

together with the tenements and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same unto Grantee, and for the uses and purposes herein and in said trust agreement set forth above.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property 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 premises 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 property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, 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 property, 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 premises or any part thereof, and to deal with said property 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 thereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the 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 in relation to said real estate shall be conclusive evidence in favor of every person 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 in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such

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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 predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And Grantor 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 the exemption of homesteads from sale on execution or otherwise.

This Trustee's Deed is executed by Grantor, as Trustee, pursuant to and in the exercise of the power and authority granted to and vested in her by the terms of the Trust Agreement above mentioned and of every other power and authority thereunto enabling.

IN WITNESS WHEREOF, Grantor, as Trustee, has caused its name to be signed to this Trustee's Deed as of the 2nd day of August, 2011.

GRANTOR:


THOMAS R. PIRELLI, TRUSTEE OF THOMAS R. PIRELLI TRUST DATED JANUARY 26, 1990

By: Thomas R. Pirelli

THOMAS R. PIRELLI, TRUSTEE OF THOMAS R. PIRELLI TRUST DATED JANUARY 26, 1990

CITY TAX

CITY OF CHICAGO



AUG. 10. 11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001609


REAL ESTATE TRANSFER TAX

03780.00

FP 102805

COUNTY TAX

Cook County



AUG. 10. 11

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000010267


REAL ESTATE TRANSFER TAX

00180.00

FP 102802

STATE TAX

STATE OF ILLINOIS



AUG. 10. 11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000012437

REAL ESTATE TRANSFER TAX

00360.00

FP 102808

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STATE OF *Florida*)
COUNTY OF *Palm Beach*) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that THOMAS R. PIRELLI, TRUSTEE OF THOMAS R. PIRELLI TRUST DATED JANUARY 26, 1990, 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 the said instrument as his free and voluntary act on behalf of the aforesaid trust, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2 day of August, 2011.



[Signature]

Notary Public

Mail to: Lori Berko
150 North Wacker
Suite 1400
Chicago, Illinois 60606

Send Tax Bill to: West Loop Real Estate, LLC
200 West Grand Avenue, Unit 801
Chicago, Illinois 60610
*2565 Riverwoods Road,
Riverwoods, IL 60015*

Prepared by: Karen M. Patterson
2400 Ravine Way
Suite 200
Glenview, Illinois 60025

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PARCEL 1:
UNIT NOS. 801 AND P13 IN THE GRAND ON GRAND CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF LOTS 1, 2, 3, 4, 5 AND THE SOUTH HALF OF LOT 6 IN BLOCK 13 IN NEWBERRY'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14. EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH EASEMENT FOR THE BENEFIT OF THE AFORESAID LAND AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN UPTOWN NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 13, 2001 AND KNOWN AS TRUST NUMBER 01-104 AND GRAND WELLS DEVELOPMENT, LLC DATED APRIL 17, 2001 AND RECORDED/FILED APRIL 23, 2001 AS DOCUMENT NO. 0010327821; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0416834048, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0416834047.

Cook County Clerk's Office