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Doc#: 1126234031 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/19/2011 09:49 AM Pg: 1 of 7

DEED IN TRUST

THE GRANTOR, **Matthew J. Pregmon**, a married person, of the County of DuPage, and State of Illinois, for and in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and for other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEYS and QUIT CLAIMS unto **Matthew J. Pregmon, Trustee of the Matthew J. Pregmon Living Trust dated September 2, 2011**, and any amendments thereto, (hereinafter referred to as the "trustee," regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

UNIT D4 ("THE UNIT") TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN FIELD HARBOR PARKING CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR THE FIELD HARBOR PARKING CONDOMINIUM ASSOCIATION RECORDED AS DOCUMENT NO. 0325431120 (THE "DECLARATION"), IN FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE UNIT, ALL RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION AND GRANTOR RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED IN THE DECLARATION. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS, AND RESERVATIONS CONTAINED IN THE DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

S yes
P 7
S No
M No
SC yes
E yes
INT 16

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Subject to: Real estate taxes, and valid easements, covenants, conditions and restrictions of record.

Permanent Real Estate Index Number: 17-10-400-017

Address of real estate: 165 N. Field Drive, Chicago, Illinois

**** THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT THE CLIENT'S REQUEST ****

TO HAVE AND TO HOLD the said Property with the appurtenances and upon the trusts and for the uses and purposes set out in this deed, and pursuant to the terms and provisions of said revocable living trust agreement.

Full power and authority are hereby granted to the trustee to improve, manage, protect and subdivide the premises, or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision, or part thereof, and to resubdivide the premises 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 the premises or any part thereof to a successor or successors in trust or to the trustee or any other trust and to grant to such successor or successors in trust, or other trustee, all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber the premises, or any part thereof; to lease the premises, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or the future, and upon any terms and for any period or periods of time, 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 the present or future rentals; to partition or to exchange the premises, 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 the premises or any part thereof; and to deal with the premises 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.

In no case shall any party dealing with the trustee in relation to the premises, or to whom the premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the 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 the 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 the trustee in relationship 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 the 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 the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the trustee 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 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 the 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.

And the said grantors hereby expressly waive and release 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.

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IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals this 2nd day of September, 2011.

Matthew J. Pregmon
Matthew J. Pregmon

State of Illinois, County of DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Matthew J. Pregmon is 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, sealed and delivered the said instrument as his 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, the 2nd day of September, 2011.



Commission expires 1/26/14
Sibilla Kern
NOTARY PUBLIC

This instrument was prepared by Kevin J. Huck, 1325 North Main Street, Wheaton, IL 60187-3579.

MAIL TO: HUCK & BRISKE, LLC
1325 North Main Street
Wheaton, IL 60187-3579

**ADDRESS OF GRANTEE AND
SEND SUBSEQUENT TAX BILLS TO:**
Matthew J. Pregmon
99 Mitchell Circle
Wheaton, Illinois 60189

EXEMPT UNDER 35 ILCS 200/31-45, SUBPARAGRAPH (e), AND COOK COUNTY ORD. 93-0-27, PARAGRAPH E.

Dated: September 2, 2011

Matthew J. Pregmon
Grantor or Representative

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Exhibit "A"

Permitted Exceptions

1. General Real Estate Taxes not yet due and payable.
2. Easement created by Section 3.2 of the Viaduct Deed from the Illinois Central Railroad Company, an Illinois corporation to Interstate Investments, Inc., recorded May 7, 1962 as Document 18467559 and created by Section 3.2 of the Supplemental Viaduct Deed from ICRC to IIT and recorded December 23, 1964 as Document 19341547 wherein Grantor grants to the air rights property a perpetual easement for the use, jointly with others for sanitary and storm sewers, water mains, electric power lines and telephone lines on the Land.
3. Provisions contained in the Deed from the Illinois Central Railroad Company to American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated April 9, 1962 and known as Trust Number 17460 and recorded May 7, 1962 as document 18467558 and contained in supplemental deed recorded December 23, 1964 as Document 19341545 that contains, inter alia:
 - (A) Article III, wherein Grantor shall grant easements to allow for the substitution of adequate natural or structural lateral support;
 - (B) Section 3.1 wherein Grantor shall grant easements to the air right property to make connections with viaducts, utility lines and for a ground level access road to the air rights property;
 - (C) Section 3.1, wherein Grantor grants easement over property for reasonable access for construction and maintenance of the supports of improvement, and of the pipes and equipment for air conditioning, connection with viaducts and utility lines, and ground level access roads;
 - (D) Section 3.1, wherein Grantor grants easement over property for lateral support, either natural or structural, for the support of the improvements to the extent required for the structural safety thereof;
 - (E) Section 3.1, wherein Grantor grants easement to install and maintain the necessary joints, sewers, gutters, downspouts, pipes, equipment and waterproofing to provide surface drainage;
 - (F) Article X, wherein Grantee subject to the rights of Grantor, shall have the right at any time to construct, demolish, alter, diminish, enlarge, or replace any structures or supports, utilities or other facilities which may at any time be situated over and upon the land together with the right to remove, rebuild, renew, alter or repair the supports of the improvement;

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(G) Section 3.1, wherein Grantor grants easements to use and maintain supports of the improvement located over the land and referred to in the Plat of Survey recorded December 10, 1964 as Document 19330409;

(H) Article XIV, wherein Grantor restricts its use of the land to current uses and the conduct of railroad operations and other and different uses provided the same shall not materially endanger or interfere with the reasonable use of the land and such other and different uses and economically sound and do not subject the air rights land to wear, depreciation risk of damage or deterioration greater than the uses permitted on date of Deed.

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor has caused its name to be signed by its Manager as of the April day of 19, 2004.

FIELD HARBOR PARKING L.L.C., an Illinois limited liability company

By: AE 400 EAST LLC, Manager

By: *[Signature]*
Its: *[Signature]*
attorney in fact

After recording return to and send subsequent tax bills to:

MATTHEW PREGAN
450 N. McClellan St #1012
Chicago IL 60611

STATE OF ILLINOIS)
 McHenry) SS
COUNTY OF COOK)

I, *the undersigned*, a Notary Public in and for the County and State aforesaid, do hereby certify that Paulette Rodriguez, Attorney in Fact for AE 400 EAST LLC, Manager of Field Harbor Parking L.L.C., personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Attorney in Fact, appeared before me this day in person and acknowledged that s/he signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said Field Harbor Parking L.L.C., for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 19th day of April, 2004

This instrument was prepared by:
David A. Peters
Gould & Ratner
222 N. La Salle, 8th Floor
Chicago, Illinois 60601

[Signature]
OFFICIAL SEAL
CHRISTINE A. BRACZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 02/01/05

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated September 2nd, 2011

Signature: Matthew J. Pregon
Grantor or Agent

Subscribed and sworn to before me
By the said Matthew J. Pregon
This 2nd, day of September, 2011
Notary Public Sibilla Kern

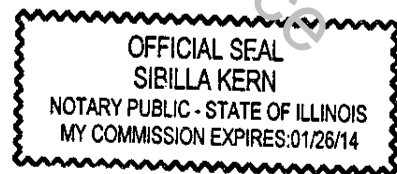


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date September 2nd, 2011

Signature: Matthew J. Pregon
Grantee or Agent

Subscribed and sworn to before me
By the said Matthew J. Pregon
This 2nd, day of September, 2011
Notary Public Sibilla Kern



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)