

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor(s), Seth Hedrington and Lisa M. Egli, Husband and Wife of 701 South Wells, Unit 1405, Chicago, of the County of Cook and State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT unto CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, whose address is 181 W. Madison Street, 17<sup>th</sup> Floor, Chicago, IL 60602-4964, as Trustee under the provisions of a trust agreement dated the 21<sup>st</sup> day of December, 2011, known as Trust Number F684044, the following described real estate in the County of Cook, and State of Illinois, to-wit:



Doc#: 1208835031 Fee: \$42.00  
 Eugene "Gene" Moore RHSP Fee: \$10.00  
 Cook County Recorder of Deeds  
 Date: 03/28/2012 10:46 AM Pg: 1 of 3

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION**

Property Address: 701 South Wells, Unit 1405, Chicago, Illinois 60607  
 Permanent Tax Number: 17-16-402-050-1041 and 17-16-402-050-1338

BOX 15      BOX 15

**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

**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 *future*, 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 hereafter.

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

FIDELITY NATIONAL TITLE 51001992

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Handwritten initials and markings: N, S, W, K, and other symbols.

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## Exhibit "A"

PARCEL 1: UNITS 1405 AND P-168 IN THE WELLS STREET TOWER CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 101 AND 102 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, 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 0020484524 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 0020484523.

STATE TAX

STATE OF ILLINOIS

MAR. 12. 12

REAL ESTATE DEPARTMENT

# 0000007040

REAL ESTATE TRANSFER TAX
0027850
FP 102809

COUNTY TAX

SEAL OF COOK COUNTY ILLINOIS

COOK COUNTY REAL ESTATE TRANSACTION TAX

MAR. 12. 12

REVENUE STAMP

# 0000007029

REAL ESTATE TRANSFER TAX
0013925
FP326707

CITY TAX

SEAL OF CITY OF CHICAGO

CITY OF CHICAGO

MAR. 12. 12

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

# 0000001763

REAL ESTATE TRANSFER TAX
02924.25
FP 102803

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instrument was executed in accordance with the trusts, conditions and limitations contained 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 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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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.

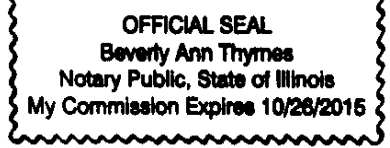
In Witness Whereof, the grantor(s) aforesaid has/ve hereunto set their hand(s) and seal(s) this 16 day of January, 2012.

[Signature]  
Seth Hedrington

[Signature]  
Lisa M. Egli

State of Illinois  
County of Cook SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Seth Hedrington married to Lisa M. Egli, 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.

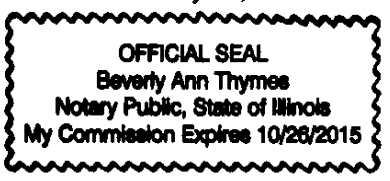


Given under my hand and notarial seal this 16th day of January, 2012.

[Signature]  
NOTARY PUBLIC  
Beverly Ann Thymes

State of Illinois  
County of Cook SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Lisa M. Egli, married to Seth Hedrington, 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 notarial seal this 16th day of January, 2012.

[Signature]  
NOTARY PUBLIC  
Beverly Ann Thymes

**AFTER RECORDING, PLEASE MAIL TO:**  
  
**CHICAGO TITLE LAND TRUST COMPANY**  
171 N. CLARK STREET  
CHICAGO, IL 60602-4694

THIS INSTRUMENT WAS PREPARED BY: Richard Shopiro, Sulzer & Shopiro, Ltd., 111 W. Washington Street, Suite 855, Chicago, IL 60602