

UNOFFICIAL COPY



Doc#: 1223726162 Fee: \$68.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/24/2012 09:51 AM Pg: 1 of 4

SPECIAL WARRANTY DEED (Corporation to Individual)

THE GRANTOR

BMO Harris Bank N.A.

a corporation created and existing under and by virtue of the laws of the United States of America, and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten Dollars & 00/100, (\$10.00) Dollars, and other good and valuable considerations, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to Chicago Title Land Trust Company, a corporation of Illinois whose address is 171 N. Clark Street, Suite 575, Chicago, Illinois 60601, as Trustee under the provisions of a certain Trust Agreement dated April 19, 2012 and known as Trust Number 80002359306, as, of 180 East Pearson Street, Unit 4803, Chicago, Illinois 60611 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and not other.

Permanent Real Estate Index Number(s): 17-03-226-065-1108

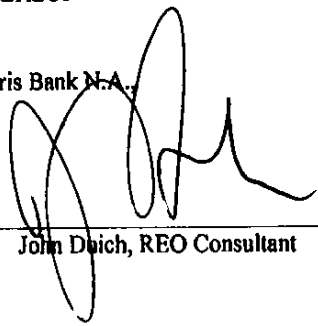
Address(es) of Real Estate: 180 East Pearson Street, Unit 4803, Chicago, Illinois 60611

Dated this 26 day of July, 2012.


TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART THEREOF



BMO Harris Bank N.A.

By: 
John Duich, REO Consultant

BOX 334 CTM
S N
P 4
S N
S N
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REAL ESTATE TRANSFER		08/01/2012
	CHICAGO:	\$4,537.50
	CTA:	\$1,815.00
	TOTAL:	\$6,352.50

17-03-226-065-1108 | 20120701606452 | R6PEXA

REAL ESTATE TRANSFER		08/01/2012
	COOK:	\$302.50
	ILLINOIS:	\$605.00
	TOTAL:	\$907.50

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CTI (C) WSA 778340 108 / 108

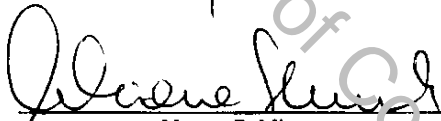
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State of Illinois, County of Cook, ss.

I, the undersigned, a Notary Public in and for the County and State of aforesaid, DO HEREBY CERTIFY that John Duich personally known to me to be the REO Consultant of the corporation, and 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 severally acknowledged that as such John Duich signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of July, 2012

Commission expires 4/16, 2014



Notary Public



This instrument was prepared by: Ehrenberg & Egan, LLC
321 North Clark Street, Suite 1430
Chicago, IL 60654

MAIL TO:
Chicago Title Land Trust Company, a corporation of Illinois as Trustee under the provisions of a certain Trust Agreement dated April 19, 2012 and known as Trust Number 80002359306

171 N. Clark Street, Suite 575, Chicago, IL 60611

SEND SUBSEQUENT TAX BILLS TO:
Chicago Title Land Trust Company, a corporation of Illinois, as Trustee under the provisions of a certain Trust Agreement dated April 19, 2012 and known as Trust Number 80002359306

171 N. Clark Street, Suite 575, Chicago, IL 60611

OR RECORDER-S OFFICE BOX NO. _____

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TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) 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 contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Chicago Title Land Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title Land Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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STREET ADDRESS: 180 E. PEARSON #4803
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 17-03-226-065-1108

LEGAL DESCRIPTION:

UNIT NUMBER 4803, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREIN CALLED 'CONDOMINIUM PROPERTY'), IN COOK COUNTY, ILLINOIS

LOTS 4 THROUGH 18, BOTH INCLUSIVE AND INCLUDING LOTS '7A, 7B, 7C, 7D, 7E, 7F, 11A AND 11B' IN MARBAN RESUBDIVISION, BEING A SUBDIVISION OF A PART OF BLOCK 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MARBAN RESUBDIVISION RECORDED DECEMBER 30, 1975 WITH THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NO. 22339677, WHICH SURVEY (HEREIN CALLED 'SURVEY'), IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 180 EAST PEARSON STREET CONDOMINIUM, CHICAGO, ILLINOIS (HEREIN CALLED 'DECLARATION'), RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS ON MARCH 29, 1976 AS DOCUMENT NO. 23432350 AS AMENDED; TOGETHER WITH IT'S UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS (EXCEPTING FROM THE CONDOMINIUM PROPERTY ALL OF THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

NOTE FOR INFORMATION:

THE PROPERTY MAY BE COMMONLY KNOWN AS:
180 E. PEARSON #4803, CHICAGO, ILLINOIS, 60611