

FIDELITY NATIONAL TITLE 5/200/1924

AFTER RECORDING RETURN TO:

Victor R. Fernandez  
1937 W. Irving Park, 2nd Flr  
Chicago, IL 60613

PERMANENT INDEX NUMBERS:

14-31-402-055-1001

PROPERTY ADDRESS:

1857 W. Armitage, Unit F  
Chicago, Illinois 60622



Doc#: 1225433099 Fee: \$48.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/10/2012 01:52 PM Pg: 1 of 6

QUIT CLAIM DEED IN TRUST

THIS INDENTURE is made as of August 31<sup>st</sup> 2012 by and between PB-SW COMMERCIAL, LLC, having an address of 70 W. Madison Street, Suite 200, Chicago, Illinois 60602 (the "Grantor"), and CHICAGO TITLE LAND COMPANY, as trustee under a Trust Agreement dated August 29, 2012 and known as Trust Number 8002360137, having an address of 171 N. Clark Street, Suite 575, Chicago, Illinois 60601 (the "Grantee");

Grantor, for and in consideration of the sum of Ten Dollars in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby CONVEY AND QUIT CLAIM unto the Grantee, its successors and assigns, the following described real estate, together with any and all improvements located thereon and all rights, easements and appurtenances thereto in any way belonging (collectively, the "Property"), situated in the County of Cook, State of Illinois, and described on Exhibit A attached hereto.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth. The terms and conditions appearing on pages 3 and 4 of this instrument are made a part hereof.

IN WITNESS WHEREOF, Grantor has signed this instrument the day and year first above written.

BOX 15

FIDELITY NATIONAL TITLE \_\_\_\_\_

PB-SW COMMERCIAL, LLC

By: [Signature]  
Its: Nancy C. Barrett  
Managing Director

By: [Signature]  
Its: James Thompson  
Managing Director

S  
P  
S  
SC  
INT

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )


I, Lisa Zeiger, a notary public in and for said County, in the State aforesaid, do hereby certify that NANCY C. BARRETT and JAMES THOMPSON, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as their and voluntary act, on behalf of PB-SW COMMERCIAL, LLC, for the uses and purposes therein set forth.



GIVEN under my hand and official seal this 31<sup>st</sup> day of AUGUST, 2012.

Lisa Zeiger  
Notary Public



This instrument was prepared by: H. Jeffrey McCown, McCown Law Offices, 22837 S. Wirth, Frankfort, Illinois 60423

REAL ESTATE TRANSFER		08/31/2012
	CHICAGO:	\$450.00
	CTA:	\$180.00
	<b>TOTAL:</b>	<b>\$630.00</b>
14-31-402-055-1001   20120801606424   RW2T6N		

REAL ESTATE TRANSFER		08/31/2012
 	COOK	\$30.00
	ILLINOIS:	\$60.00
	<b>TOTAL:</b>	<b>\$90.00</b>
14-31-402-055-1001   20120801606424   R5XB5H		

# UNOFFICIAL COPY



## FIDELITY NATIONAL TITLE INSURANCE COMPANY

203 N. LASALLE #2200, CHICAGO, ILLINOIS 60601

PHONE: (312) 621-5000  
FAX: (312) 621-5033

ORDER NUMBER: 2011 052001929 UOC  
STREET ADDRESS: 1857 W. ARMITAGE UNIT C-1F

CITY: CHICAGO  
TAX NUMBER: 14-31-402-055-1001

COUNTY: COOK COUNTY

**LEGAL DESCRIPTION:**

PARCEL 1: UNIT C-1F IN THE 1857 W. ARMITAGE CONDOMINIUMS AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 10 IN THE SUBDIVISION OF LOTS 4, 5, 8, 9 AND 10 IN BLOCK 32 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0715822077, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PROPERTY OF Cook County Clerk's Office

# UNOFFICIAL COPY

## 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 Standard Bank and 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

# UNOFFICIAL COPY

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 Standard Bank and Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

# UNOFFICIAL COPY

Exhibit A  
Legal Description

PARCEL 1: UNIT C-1F IN THE 1857 W. ARMITAGE CONDOMINIUMS AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 10 IN THE SUBDIVISION OF LOTS 4, 5, 8, 9 AND 10 IN BLOCK 32 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0715822077, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office