

# UNOFFICIAL COPY



Doc#: 1230435014 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/30/2012 10:22 AM Pg: 1 of 3

## TRUSTEE'S DEED IN TRUST

This indenture made this 17<sup>th</sup> day of October 2012, between **MARQUETTE BANK**, an Illinois Banking Association, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a trust agreement dated the 31<sup>st</sup> day of December, 1986 and known as Trust Number 11519, party of the first part, and

**-----BRIAN SCOTT BORKOWICZ, AS TRUSTEE OF THE BRIAN SCOTT BORKOWICZ TRUST UNDER TRUST INSTRUMENT DATED 7/25/2012, FOR THE BENEFIT OF BRIAN SCOTT BORKOWICZ-----**

Whose address is **4743 North Clark, Unit 4, Chicago, Illinois 60640**, party of the second part, Witnesseth, That said party of the first part in consideration of the sum of TEN and No/100 Dollars AND OTHER GOOD AND VALUABLE consideration in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in Cook County, Illinois,

**SEE ATTACHED LEGAL SUBJECT TO:**

**Covenants, conditions, restrictions of record; Private, Public and utility easements, if any; Party wall rights and agreements, if any, existing leases and tenancies; and general real estate taxes for the second installment for the year of 2012, and subsequent years.**

**Permanent Tax No: 14-17-101-048-1003**

**Property Address: 4743 North Clark, Unit G-3, Chicago, Illinois 60640**

This conveyance is made pursuant to Direction and with Authority to convey directly to the Trust Grantee named herein. The Powers and Authority conferred upon said Trust Grantee are recited on the reverse side hereof and incorporated herein by reference, together with the tenements and appurtenances thereunto belonging, **TO HAVE AND TO HOLD** the same unto said party of the second part and to the proper use, benefit and behoof of said party of the second part.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof. IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Trust Officer and Assistant Secretary, the day and year first above written.

### MARQUETTE BANK, AS TRUSTEE AFORS SAID

By: Joyce A. Madsen  
Trust Officer

Attest: Mary Madsen  
Assistant Secretary

State of Illinois SS  
County of Cook

I, the undersigned, a Notary Public, in and for the County of and State, do Hereby Certify that the above named Trust Officer and Assistant Secretary of the MARQUETTE BANK, Grantor, 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 acknowledged that they signed and delivered the said instrument as such officers of said Bank and caused the corporate seal of said Bank to be thereunto affixed, as their free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notary Seal this 17th day of October, 2012



AFTER RECORDING, PLEASE MAIL TO:

Stanley J. Czaja  
7521 N. Milwaukee Ave  
N.6.s, IL 60714

Diane Hall  
Notary Public

THIS INSTRUMENT WAS PREPARED BY:

Joyce A. Madsen, Marquette Bank  
9533 West 143<sup>rd</sup> Street  
Orland Park, Illinois 60462

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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 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 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 mortgage 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 contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that a successor or successors in trust, that such successor to successors in trust have been properly appointed and fully vested with all the title, estate, rights, power, 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.

**AFTER RECORDING, PLEASE MAIL TO:**

Stanley J. Czaja  
7521 W. Milwaukee Ave  
Niles, IL 60714

**THIS INSTRUMENT WAS PREPARED BY**

MARQUETTE BANK - JOYCE A. MADSEN  
9533 W. 143rd STREET  
ORLAND PARK, ILLINOIS 60462

REAL ESTATE TRANSFER 10/22/2012



CHICAGO: \$210.00  
 CTA: \$84.00  
 TOTAL: \$294.00

14-17-101-048-1003 | 20121001603869 | TS1YRG

REAL ESTATE TRANSFER 10/22/2012



COOK \$14.00  
 ILLINOIS: \$28.00  
 TOTAL: \$42.00

14-17-101-048-1003 | 20121001603869 | EHD1UU

**UNOFFICIAL COPY****STREET ADDRESS:** 4743 N. CLARK #G3**CITY:** CHICAGO**COUNTY:** COOK**TAX NUMBER:** 14-17-101-046-1003**LEGAL DESCRIPTION:**

UNIT G-3 IN 4721 CHASE PARK COMMONS CONDOMINIUM, AS DELINATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 347 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4, WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF GREENBAY ROAD, EXCEPT THAT PART OF LOT 347 BELOW ELEVATION 36.29 IN CITY OF CHICAGO VERTICAL DATUM, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 347, THENCE NORTH 86 DEGREES 56 MINUTES 59 SECONDS EAST (BEARINGS ARE ASSUMED FOR THE LEGAL PURPOSES ONLY), ALONG NORTHERLY LINE OF LOT 347, 8.61 FEET; THENCE SOUTH 3 DEGREES 03 MINUTES 06 SECONDS EAST 0.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 86 DEGREES 41 MINUTES 55 SECONDS EAST 23.60 FEET; THENCE SOUTH 3 DEGREES 03 MINUTES 06 SECONDS EAST, 3.0 FEET; THENCE NORTH 86 DEGREES 41 MINUTES 55 SECONDS EAST, 29.67 FEET; THENCE SOUTH 3 DEGREES 18 MINUTES 05 SECONDS EAST, 6.64 FEET; THENCE NORTH 86 DEGREES 41 MINUTES 55 SECONDS EAST, 0.58 FEET; THENCE SOUTH 3 DEGREES 18 MINUTES 05 SECONDS EAST, 9.71 FEET; THENCE SOUTH 86 DEGREES 41 MINUTES 55 SECONDS WEST, 3.02 FEET; THENCE NORTH 3 DEGREES 18 MINUTES 05 SECONDS WEST, 0.18 FEET; THENCE SOUTH 86 DEGREES 41 MINUTES 55 SECONDS WEST, 2.80 FEET; THENCE NORTH 3 DEGREES 18 MINUTES 05 SECONDS WEST, 0.20 FEET; THENCE SOUTH 86 DEGREES 41 MINUTES 55 SECONDS WEST 1.56 FEET; THENCE SOUTH 3 DEGREES 18 MINUTES 05 SECONDS EAST, 0.21 FEET; THENCE SOUTH 86 DEGREES 41 MINUTES 55 SECONDS WEST, 46.54 FEET; THENCE NORTH 3 DEGREES 03 MINUTES 06 SECONDS WEST, 19.18 FEET TO THE POINT OF BEGINNING;

AND EXCEPT THAT PART OF LOT 347 BELOW ELEVATION 36.29 IN CITY OF CHICAGO VERTICAL DATUM, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 347; THENCE NORTH 86 DEGREES 56 MINUTES 59 SECONDS EAST ALONG SOUTHERN LINE OF SAID LOT 347, 8.61 FEET; THENCE NORTH 3 DEGREES 03 MINUTES 06 SECONDS WEST, 0.85 FEET TO THE POINT OF BEGINNING; THENCE NORTH 3 DEGREES 03 MINUTES 0.6 SECONDS WEST, 19.18 FEET; THENCE NORTH 86 DEGREES 41 MINUTES 55 SECONDS EAST, 41.85 FEET; THENCE SOUTH 4 DEGREES 11 MINUTES 28 SECONDS EAST, 4.67 FEET; THENCE NORTH 85 DEGREES 48 MINUTES 32 SECONDS EAST, 5.41 FEET; THENCE SOUTH 4 DEGREES 11 MINUTES 28 SECONDS EAST 0.15 FEET; THENCE NORTH 86 DEGREES 54 MINUTES 39 SECONDS EAST, 1.56 FEET; THENCE NORTH 4 DEGREES 11 MINUTES 28 SECONDS WEST, 0.18 FEET; THENCE NORTH 86 DEGREES 54 MINUTES 39 SECONDS EAST, 4.57 FEET; THENCE SOUTH 4 DEGREES 11 MINUTES 28 SECONDS EAST, 5.00 FEET; THENCE SOUTH 86 DEGREES 54 MINUTES 39 SECONDS WEST 0.57 FEET; THENCE SOUTH 4 DEGREES 11 MINUTES 28 SECONDS EAST 6.72 FEET; THENCE SOUTH 86 DEGREES 54 MINUTES 39 SECONDS WEST, 29.47 FEET; THENCE SOUTH 3 DEGREES 03 MINUTES 06 SECONDS EAST 3.08 FEET; THENCE SOUTH 86 DEGREES 54 MINUTES 39 SECONDS WEST 23.67 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0602710043 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST.