

# UNOFFICIAL COPY

DEED IN TRUST



Doc#: 1230726222 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/02/2012 02:41 PM Pg: 1 of 4

BOX 15

Above Space for Recorder's use only

**THIS INDENTURE**, made by BRIAN S. KELLEY, married to Carolyn Kelley, Grantor, of Chicago, Illinois, hereby conveys and warrants to RICHARD GLASSMAN, as Trustee of the Danielle Vallortigara Discretionary Trust (GST Exempt) by J Glassman Trust UAD 1/17/77, Grantee, for the sum of Ten Dollar and other good and valuable consideration receipt of which is hereby acknowledged, the following tract of land in the City of Chicago, County of Cook, State of Illinois:

See Attached Exhibit

Property Address: 900 N. Kingsbury, Units 1069 & P. 160, Chicago, Illinois 60610  
PIN: 17-04-300-047-1206 & 17-04-300-047-1398

**SUBJECT TO:** covenants, conditions, and restrictions of record; and to General Taxes for 2012 and subsequent years.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 *in futuro*, and 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 advance 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 there under; (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 successor in trust have been properly

FIDELITY NATIONAL TITLE

53007446

1/8/12

Handwritten signature and initials

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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, avail and proceeds thereof as aforesaid.

In Witness Whereof, said Grantor has herunto set her hand and seal this 19<sup>th</sup> day of October, 2012.



**REAL ESTATE TRANSFER** 10/26/2012

 **CHICAGO:** \$1,792.50  
**CTA:** \$717.00  
**TOTAL:** \$2,509.50

17-04-300-047-1206 | 20121001605064 | AJXP50

 [SEAL]  
 Brian S. Kelley

**REAL ESTATE TRANSFER** 10/26/2012

  **COOK** \$119.50  
**ILLINOIS:** \$219.00  
**TOTAL:** \$338.50

17-04-300-047-1206 | 20121001605064 | PHLJUD

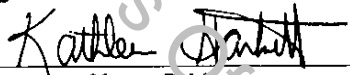
 [SEAL]  
 Carolyn Kelley

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )



The undersigned, a notary public in and for, and residing in said County, in the State aforesaid, DO HEREBY CERTIFY, that Brian S. Kelley and Carolyn Kelley, 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, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 19 day of October, 2012

  
 Notary Public

This instrument was prepared by Kevin J. Rielley, Esq., 518-26 Davis Street, Suite 201, Evanston, Illinois 60201

**MAIL TO:** Leila T. Francis, Esq.  
 100 S. LaSalle Street  
 Suite 1700  
 Chicago, Illinois 60603

**SEND SUBSEQUENT TAX BILLS TO:**  
 Danielle R. Vallortigara  
 906 N. Kingsbury, Unit 1069  
 Chicago, IL. 60610

**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 053007746 USC  
 STREET ADDRESS: 900 N. KINGSBURY, UNIT 1069

CITY: CHICAGO  
 TAX NUMBER: 17-04-300-047-1206

COUNTY: COOK COUNTY

**LEGAL DESCRIPTION:**

UNITS 1069

AND PARKING UNIT P-160

IN THE DOMAIN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOTS 21 THROUGH 26 IN BLOCK 96 IN ELSTON'S ADDITION TO CHICAGO; PART OF LOTS 1 THROUGH 4 IN ELSTON'S ADDITION TO CHICAGO, AND PART OF LOT 5 IN ASSESSORS PLAT OF LOTS 5 AND 6 IN BLOCK 96 OF ELSTON'S ADDITION TO CHICAGO ALL LOCATED IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

MORE PARTICULARLY DESCRIBED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 2, 2002 AS DOCUMENT 0020733519 AND AS AMENDED BY FIRST AMENDMENT RECORDED AUGUST 26, 2002 AS DOCUMENT 0020935269, AND AMENDED BY SECOND AMENDMENT RECORDED OCTOBER 9, 2002 AS DOCUMENT 0021110221; AND AS AMENDED BY THIRD AMENDMENT RECORDED AS DOCUMENT 0021191161, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER 176, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0020733519.

**PARCEL 3:**

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND OPERATING AGREEMENT RECORDED MARCH 12, 2001 AS DOCUMENT 0010192877 AND AS AMENDED AND RESTATED BY INSTRUMENT RECORDED OCTOBER 15, 2002 AS DOCUMENT 0021128849 FOR THE FOLLOWING PURPOSES:

- A) INGRESS AND EGRESS AND USE
- B) STRUCTURAL SUPPORT
- C) USE OF FACILITIES IN THE CATALOG BUILDING AND GARAGE BUILDING
- D) MAINTENANCE OF CATALOG BUILDING EASEMENT FACILITIES AND GARAGE EASEMENT FACILITIES
- E) MAINTENANCE AND USE OF EASEMENT FACILITIES
- F) SUPPORT, ENCLOSURE, USE AND MAINTENANCE OF CATALOG BUILDING AND GARAGE BUILDING COMMON WALLS, CEILINGS AND FLOORS
- G) WATER MAIN CONNECTION, SANITARY SEWER MAIN CONNECTION AND GAS MAIN CONNECTION
- H) UTILITIES
- I) PERMITTING EXISTANCE OF ENCROACHMENTS IN CATALOG BUILDING AND GARAGE BUILDING

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**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

**203 N. LASALLE #2200, CHICAGO, ILLINOIS 60601**

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

**ORDER NUMBER: 2011 053007746 USC**  
**STREET ADDRESS: 900 N. KINGSBURY, UNIT 1069**

**CITY: CHICAGO**  
**TAX NUMBER: 17-04-300-047-1206**

**COUNTY: COOK COUNTY**

**LEGAL DESCRIPTION:**

J) EXTERIOR MAINTENANCE

K) EXTERIOR SIGNAGE

L) DUMPSTERS

M) OWNED FACILITIES

N) SHARED FACILITIES AND

O) OVERHANGING BALCONIES;

OVER THE LAND DESCRIBED IN EXHIBITS ATTACHED THERETO.

Property of Cook County Clerk's Office