

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

THE GRANTOR, NANCY L. HICKMAN, a widow, 501 N. Clinton Street, Suite 3003, Chicago, Illinois 60610, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEYS AND WARRANTS unto the GRANTEE, NANCY L. HICKMAN AS TRUSTEE OF THE NANCY L. HICKMAN TRUST DATED MAY 25, 1994, AND ALL AND EVERY SUCCESSOR TRUSTEE OR TRUSTEES, 501 N. Clinton Street, Suite 3003, Chicago, Illinois ~~60610~~, the following described Real Estate, to-wit: ⁶⁰⁶⁵⁴

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A HERETO AND MADE A PART HEREOF

Property Address: 501 N. Clinton Street, Suite 3003, Chicago, Illinois ~~60610~~ ⁶⁰⁶⁵⁴
 Permanent Real Estate Index Number: ~~17-09-112-042-0000~~

~~17-09-112-107-1171~~, ~~17-09-112-107-1337~~, ~~17-09-112-107-1338~~
 situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State; to have and to hold the said premises with the appurtenances on the trust and for the uses and purposes set forth in said trust.

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of 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, 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trust, conditions, and limitations contained in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF 35 ILCS 200/31-45(e).

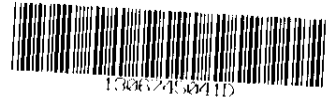
Nancy L. Hickman
 Date: 1/27/2012

Dated: January 27, 2012

Nancy L. Hickman
 NANCY L. HICKMAN

This Deed is re-recorded to correct the zip code and permanent real estate index numbers for the Real Estate and to correct the date of the grantee trust.

Doc#: 1207434026 Fee: \$44.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 03/14/2012 09:50 AM Pg: 1 of 4



Doc#: 1306745041 Fee: \$42.00
 Karen A. Yarbrough RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 03/08/2013 11:01 AM Pg: 1 of 3

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State of Illinois)
)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that NANCY HICKMAN is 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 acknowledged that she signed, sealed and delivered this instrument as her free and voluntary act, for the uses and purposes set forth.

Given under my hand and official seal, this 27th day of January, 2012.



Laura A. Lipinski
Notary Public

Send subsequent tax bills to: Nancy Hickman as Trustee, 501 N. Clinton Street, Suite 3003, Chicago, Illinois ~~60610~~ ⁶⁰⁶⁵⁴

This instrument was prepared by and to be returned to: Laura A. Lipinski, Law Offices of Laura A. Lipinski, 4724 Central Avenue, Western Springs, IL 60558

Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 3003 AND PARKING SPACE P-239^{and P 240} IN THE KINZIE PARK TOWER CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 22 IN KINZIE PARK SUBDIVISION BEING A RESUBDIVISION OF LOTS, BLOCKS, AND VACATED STREETS AND ALLEYS IN WABANSIA IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 27, 1999 AS DOCUMENT NUMBER 99712460 IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 13, 2000 AS DOCUMENT NUMBER 00980340, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR KINZIE PARK HOMEOWNERS ASSOCIATION RECORDED MAY 27, 1999 AS DOCUMENT NUMBER 99514088.

By the acceptance of this deed, the Grantee acknowledges and has actual notice of the nature of the area generally surrounding the Property, specifically the presence of manufacturing uses, heavy truck and train traffic and the loading and unloading of trucks and train cars occurring adjacent thereto and that properties adjacent to and across from the Property are classified within a manufacturing zoning district. The Grantee has notice of commercial traffic which uses adjacent streets and railroads and may do so at any time and further understands that the adjacent properties any be developed and used for manufacturing uses consistent with the regulations contained within the Chicago Zoning Ordinance.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in the Declaration of Covenants, Conditions, Restrictions, Easements and By-Laws for Kinzie Park Tower Condominium Association and Declaration of Easements, Restrictions, Covenants and By-Laws for Kinzie Park Homeowners Association Declaration the same as though the provisions of said Declarations were recited and stipulated at length herein.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium Ownership; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

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Doc#: 1303816031 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/07/2013 11:34 AM Pg: 1 of 4

WARRANTY DEED IN TRUST

THE GRANTOR, NANCY L. HICKMAN, a widow, 501 N. Clinton Street, Unit 3003, Chicago, Illinois 60654, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEYS AND WARRANTS unto the GRANTEE, NANCY L HICKMAN AS TRUSTEE OF THE NANCY L. HICKMAN TRUST DATED ~~MAY~~ ^{MARCH} 25, 1994, AS AMENDED AND RESTATED, AND ALL AND EVERY SUCCESSOR TRUSTEE OR TRUSTEES, 501 N. Clinton Street, Unit 3003, Chicago, Illinois 60654, the following described Real Estate, to-wit:



Doc#: 1306745041 Fee: \$.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/08/2013 11:01 AM Pg: 1 of 2

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A HERETO AND MADE A PART HEREOF

Property Address: 501 N. Clinton Street, P-B04, Chicago, Illinois 60654
Permanent Real Estate Index Number: 17-09-112-107-1207

situated in the County of Cook, in the State of Illinois; to have and to hold the said premises with the appurtenances on the trust and for the uses and purposes set forth in said trust.

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of 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, 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trust's conditions, and limitations contained in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF 35 ILCS 200/31-45(e).

Nancy L. Hickman
Date: 1/3/2013

Dated: January 3, 2013

Nancy L. Hickman
NANCY L. HICKMAN

City of Chicago
Dept. of Finance
636987



Real Estate
Transfer
Stamp

\$0.00

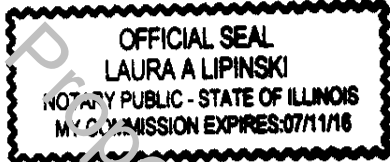
This Deed is re-recorded to correct the date of the grantee trust.

UNOFFICIAL COPY

State of Illinois)
)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that NANCY L. HICKMAN is 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 acknowledged that she signed, sealed and delivered this instrument as her free and voluntary act, for the uses and purposes set forth.

Given under my hand and official seal, this 3rd day of January, 2013.



Laura A. Lipinski

Notary Public

Send subsequent tax bills to: Nancy Hickman as Trustee, 501 N. Clinton Street, Unit 3003, Chicago, Illinois 60654

This instrument was prepared by, and to be returned to: Laura A. Lipinski, Law Offices of Laura A. Lipinski, 4724 Central Avenue, Western Springs, IL 60558

Property of Cook County Clerk's Office

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

PARKING SPACE P-B04 IN THE KINZIE PARK TOWER CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 22 IN KINZIE PARK SUBDIVISION BEING A RESUBDIVISION OF LOTS, BLOCKS, AND VACATED STREETS AND ALLEYS IN WABANSIA IN THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 27, 1999 AS DOCUMENT NUMBER 99712460 IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 13, 2000 AS DOCUMENT NUMBER 00980340, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, EASEMENTS AND BY-LAWS FOR KINZIE PARK HOMEOWNERS ASSOCIATION RECORDED MAY 27, 1999 AS DOCUMENT NUMBER 99514088.

By the acceptance of this deed, the Grantee acknowledges and has actual notice of the nature of the area generally surrounding the Property, specifically the presence of manufacturing uses, heavy truck and train traffic and the loading and unloading of trucks and train cars occurring adjacent thereto and that properties adjacent to and across from the Property are classified within a manufacturing zoning district. The Grantee has notice of commercial traffic which uses adjacent streets and railroads and may do so at any time and further understands that the adjacent properties any be developed and used for manufacturing uses consistent with the regulations contained within the Chicago Zoning Ordinance.

This Deed is subject to all rights, easements, covenants, restrictions and reservations contained in the Declaration of Covenants, Conditions, Restrictions, Easements and By-Laws for Kinzie Park Tower Condominium Association and Declaration of Easements, Restrictions, Covenants and By-Laws for Kinzie Park Homeowners Association Declaration the same as though the provisions of said Declarations were recited and stipulated at length herein.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium Ownership; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.