

1 of 3

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Doc#: 1310242078 Fee: \$44.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/12/2013 11:10 AM Pg: 1 of 4

**TRUSTEE'S DEED  
GENERAL**

**NORTH AMERICAN  
TITLE CO.**

15824-13-00126

Property of Cook County Clerk's Office

THE GRANTORS, **J. REGAN THOMAS** and **RHONDA C. THOMAS**, as Trustees of THE J. REGAN THOMAS REVOCABLE TRUST dated October 10, 2008 and **RHONDA C. THOMAS** and **J. REGAN THOMAS**, as Trustees of THE RHONDA C. THOMAS REVOCABLE TRUST dated October 10, 2008, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and no/100's Dollars in hand paid, and pursuant to the power and authority vested in the Grantors as trustees, convey and quit claim to **J. REGAN THOMAS** and **RHONDA C. THOMAS**, husband and wife, as TENANTS BY THE ENTIRETY  
(Grantee's Address) 270 East Pearson Street – Apartment 601, Chicago, Illinois 60611, of the County of Cook, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

See Legal Description attached hereto and incorporated herein by reference as Exhibit "A".

**SUBJECT TO:** General real estate taxes for 2012 and subsequent years; covenants, conditions and restrictions of record,

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-03-228-034-4014, 17-03-228-035-4068, 17-03-228-035-4069 and 17-03-228-035-4082

Address of Real Estate: 270 East Pearson Street – Apartment 601, Chicago, Illinois 60611

Dated this 4 day of March, 2013

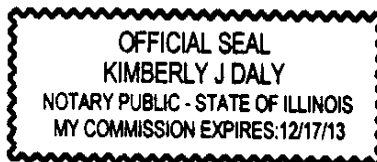
*Rhonda C. Thomas*

*J. Regan Thomas, M.D.*

RHONDA C. THOMAS, Trustee as aforesaid

J. REGAN THOMAS, Trustee as aforesaid

*Kimberly J. Daly  
Notary Public*



SPS  
SC  
INT

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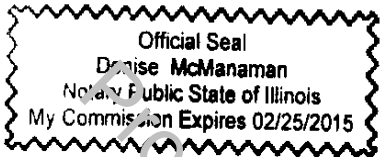
STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

J. Regan Thomas

personally known to me to be the person(s) whose name(s) \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that \_\_\_\_\_ signed, sealed, and delivered the said instrument as \_\_\_\_\_ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15<sup>th</sup> day of February, 2013



Denise McManaman (Notary Public)

COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E SECTION 31-45, REAL ESTATE  
TRANSFER TAX LAW

DATE: 3/4/13

[Signature]  
Buyer, Seller or Representative

REAL ESTATE TRANSFER		04/02/2013
	COOK	\$0.00
	ILLINOIS:	\$0.00
	<b>TOTAL:</b>	<b>\$0.00</b>
17-03-228-034-4014   20130401600468   VBCDLG		

Prepared By:  
Eugene J. Berkes, Esquire  
NORTH AMERICAN TITLE COMPANY  
9944 South Roberts Road - # 108  
Palos Hills, Illinois 60465  
(708) 598-6500

REAL ESTATE TRANSFER		04/02/2013
	CHICAGO:	\$0.00
	CTA:	\$0.00
	<b>TOTAL:</b>	<b>\$0.00</b>
17-03-228-034-4014   20130401600468   UAPUDZ		

Mail To:

J. REGAN THOMAS and RHONDA C. THOMAS, Trustees  
270 East Pearson Street - Apartment/Unit 601  
Chicago, Illinois 60611

Name and Address of Taxpayer/Address of Property: Same as above

**UNOFFICIAL COPY**Exhibit "A"

NORTH AMERICAN TITLE COMPANY  
 AGENT FOR North American Title Insurance Company  
 180 N. LASALLE STREET, #2220  
 CHICAGO, IL 60601  
 PHONE: (312)658-1008

FILE NUMBER: 15824-13-00126

PARCEL 1: UNIT 601 IN THE BELVEDERE CONDOMINIUMS (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.C., OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: NORTHWESTERN UNIVERSITY, A CORPORATION OF ILLINOIS, AS LESSOR, AND 270 EAST PEARSON, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED AS OF JUNE 31, 2000, WHICH LEASE WAS RECORDED AUGUST 2, 2000 AS DOCUMENT 000584667, AND RE-RECORDED AUGUST 11, 2000 AS DOCUMENT NUMBER 00614549, AND AS AMENDED BY AMENDMENT TO GROUND LEASE RECORDED MARCH 2, 2001 AS DOCUMENT NUMBER 0010169900 AND SECOND AMENDMENT TO GROUND LEASE RECORDED MAY 20, 2004 AS DOCUMENT NUMBER 0414131096, AND BY UNIT SUBLEASE RECORDED MAY 21, 2004 AS DOCUMENT NUMBER 0414242164, WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF 95 YEARS COMMENCING JULY 31, 2000 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND; LOT 2 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0414131100, 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 S-14, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

PARCEL 3: UNIT P68, UNIT P69 AND UNIT P82 IN THE 270 EAST PEARSON GARAGE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.C. OF THE ALTA LEASEHOLD ENDORSEMENT) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: NORTHWESTERN UNIVERSITY, A CORPORATION OF ILLINOIS, AS LESSOR, AND 270 EAST PEARSON, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED MAY 20, 2004, WHICH LEASE WAS RECORDED MAY 20, 2004 AS DOCUMENT 0414131097, AND BY UNIT SUBLEASES RECORDED MAY 21, 2004 AS DOCUMENT NUMBERS 0414242260 AND 0414242261, WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF 95 YEARS COMMENCING MAY 20, 2004 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: LOT 3 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0414131101, AS AMENDED

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AGENT FOR North American Title Insurance Company  
180 N. LASALLE STREET, #2220  
CHICAGO, IL 60601  
PHONE: (312)658-1008

FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0317834091.

PARCEL 5: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 3 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0317834091.

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