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WARRANTY DEED

IN TRUST



Doc#: 1312616021 Fee: \$46.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/06/2013 10:57 AM Pg: 1 of 5

130029001393

THIS INDENTURE WITNESSETH, that the Grantors, JOEL R. CECHOWICZ and LINDA S. CECHOWICZ, husband and wife, of the City of Ottawa, of the County of La Salle and State of Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, conveys and warrants unto JOEL R. CECHOWICZ and LINDA S. CECHOWICZ, Co-Trustees under a Trust Agreement dated June 29, 2012, and known as The Cechowicz Family Revocable Living Trust Agreement, of the City of Ottawa, of the County of La Salle, and State of Illinois, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

PARCEL 1:

Unit Number 1509 in the Streeterville Center Condominium, together with an undivided percentage interest in the common elements, as delineated on a survey of the following described real estate:

All of the property and space lying above and extending upward from a horizontal plane having an elevation of 119.30 feet above Chicago City Datum (and which is also the lower surface of the floor slab of the ninth floor, in the 26 story building situated on the parcel of land hereinafter described) and lying within the boundaries projected vertically upward of a parcel of land comprised of lots 20 to 24 and Lot 25 (except that part of Lot 25 lying West of the center of the party wall of the building now standing the dividing line between Lots 25 and 26), together with the property and space lying below said horizontal plane having an elevation of 119.30 feet above Chicago City Datum and lying above a horizontal plane having an elevation of 118.13 feet above Chicago City Datum (and which plane coincides with the lowest surface of the roof slab of the 8 story building situated on said parcel of land) and lying within the boundaries projected vertically upward of the South 17.96 feet of aforesaid parcel of land, all in the subdivision of the West 394 feet of Block 32, (except the East 14 feet of the North 80 feet thereof), in Kinzie's Addition to Chicago in Section 10,

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Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 26017897.

PARCEL 2:

Easement for the benefit of Lot 25 of the right to maintain party wall as established by Agreement between Edwin B. Sheldon and Heaton Owsley recorded August 11, 1892 as Document 1715549 on that part of Lots 25 and 26 in Kinzie's Addition aforesaid occupied by the West 1/2 of the party wall, in Cook County, Illinois.

PARCEL 3:

Easement for ingress and egress for the benefit of Parcel 1 as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements dated October 1, 1981 and recorded October 2, 1981 as Document 26017894 and as created by deed recorded as Document 26017895.

Premises Commonly Known As: 233 East Erie, Unit 1509, Chicago, IL 60611 ✓

Permanent Real Estate Index Number: 17-10-203-027-1069 ✓

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.

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 "in futuro", and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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

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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 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 owing 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 or 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 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 successors in trust have been properly appointed and are fully vested with all 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, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Title 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.

And the said Grantor hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homestead from sale on execution or otherwise.

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IN WITNESS WHEREOF, the Grantors aforesaid has hereunto set their hands and seals this 29th day of June, 2012.

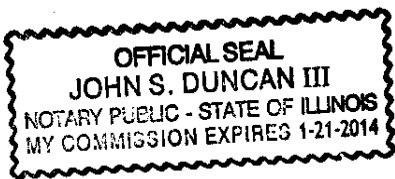
Joel R. Cechowicz
Joel R. Cechowicz

Linda R. Cechowicz
Linda R. Cechowicz

STATE OF ILLINOIS)
)SS.
COUNTY OF LA SALLE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOEL R. CECHOWICZ and LINDA R. CECHOWICZ, husband and wife, personally known to me to be the person 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, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this 29th day of June, 2012.



John S. Duncan
Notary Public

THIS INSTRUMENT PREPARED BY:

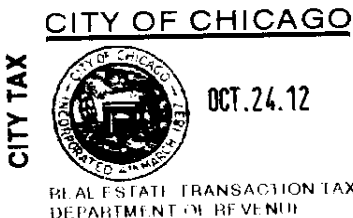
John S. Duncan ✓
Herbolsheimer, Henson, Duncan, Gift, Eiten and Hintz, P.C.
P. O. Box 539, LaSalle State Bank Building
LaSalle, IL 61301
Telephone: (815) 223-0111

Mail tax bills to: No change.

This transaction exempt under the provisions of Section 4(e) of the Real Estate Transfer Tax Act. ✓

Dated: June 29, 2012. ✓

John S. Duncan ✓



# 000001135	REAL ESTATE TRANSFER TAX
	00000.00
	FP326650

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STATEMENT BY GRANTOR AND GRANTEE

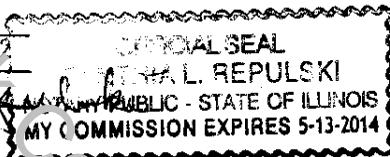
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated July 30, 20 12

Signature: 
Grantor or Agent

Subscribed and sworn to before me

By the said John S. Duncan
This 30th day of July, 20 12
Notary Public Cynthia A. Repulski



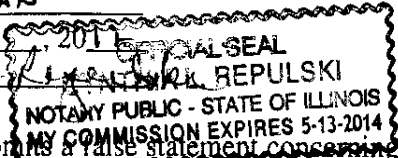
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date July 30, 2012

Signature: 
Grantee or Agent

Subscribed and sworn to before me

By the said John S. Duncan
This 30th day of July, 2012
Notary Public Cynthia A. Repulski



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)