

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

THE GRANTOR, Olivia B. Penales, an unmarried woman of 195 N. Harbor Drive, Apt. 3904, Chicago, IL 60601, for and in consideration of **TEN AND 00/100 DOLLARS (\$10.00)** and other good and valuable consideration in hand paid, **CONVEYS** to **GRANTEE**, Olivia B. Penales, not individually, but as Trustee of the **OLIVIA B. PENALES TRUST DATED JANUARY 25, 2013** (hereinafter referred to as "said trustee"), of 195 N. Harbor Drive, Apt. 3904, Chicago, IL 60601, the following described Real Estate situated in the County of Cook, State of Illinois, known and described as follows, namely:

Legal Description: See Exhibit A.

Permanent Real Estate Tax number: 17-10-401-014-1338

Address of Real Estate: 195 N. Harbor Drive, #3904, Chicago, Illinois 60601

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

Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said property or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part hereof, 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 property 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 trustees; 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, 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 thereof, to partition or to exchange said property, or



1315829062

Doc#: 1315829062 Fee: \$50.00

RHSP Fee: \$10.00 Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 06/07/2013 12:15 PM Pg: 1 of 7

City of Chicago
Dept of Finance

645546



Real Estate
Transfer
Stamp

\$0.00

6/7/2013 12:02

dr00764

Batch 6,477,558

UNOFFICIAL COPY

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 property 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 thereafter.

In no case shall any party dealing with said trustees in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustees, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said property, or be obliged to see that the terms of said trusts have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees in relation to said property 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 said trusts created by said trust agreements were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Deed and in said trust agreements or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees were 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 the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

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

DATED this 25th day of January, 2013.

GRANTOR



OLIVIA B. PENALES

UNOFFICIAL COPY*Legal description for:**195 N. Harbor Drive, Apt 3904, Chgo,
IL 60601*Order No
Loan No**12817489**
0289126104**Exhibit A**

The following described property

Parcel 1

Unit 3904 in the Park Shore Condominium as delineated and defined on the Plat of Survey of the following described parcel of real estate

That part of the lands lying East of and adjoining Fort Dearborn Addition to Chicago, being the whole of the South West Fractional Quarter of Section 10, Township 39 North Range 14, East of the Third Principal Meridian in Cook County Illinois bounded and described as follows commencing at the North East corner of Parcel A as located and defined in the plat of Lake Front Plaza Subdivision (being a Subdivision recorded in the Recorder's Office of Cook County, Illinois on April 30, 1962 as Document Number 18461961) and running thence North along a Northward extension of the East line of said Parcel A (said Northward extension being also the West line of a strip of land, 66 00 feet wide, dedicated and conveyed to the City of Chicago for public utilities by plat of dedication recorded in said Recorder's Office on March 14 1979 as Document Number 24879730) a distance of 176 195 feet, thence East along a line perpendicular to the last described course a distance of 235 083 feet to the point of beginning at the North West corner of the hereinafter described parcel of land, thence continuing along the last described perpendicular line a distance of 189 959 feet to an intersection with the Westerly line of North Lake Shore Drive, as said North Lake Shore Drive was dedicated by an instrument recorded in the Recorder's Office on March 14, 1979 as Document Number 24879733, thence Southwardly along said West line of North Lake Shore Drive a distance of 146 790 feet, thence continuing Southwardly along said West line of North Lake Shore Drive, said West line being here an arc of a circle, concave Westerly and having a radius of 2854 789 feet, an arc distance of 85 093 feet to the North East corner of Block 2 of Harbor Point Unit 1, a Subdivision recorded in said Recorder's Office on December 13, 1974 as Document Number 22935649, thence West along the North line of said Block 2 a distance of 169 878 feet to an intersection with a line which is 235 083 feet East of and parallel with the Northward extension of the East line of Parcel A in Lake Front Plaza Subdivision aforesaid, thence North along the last described parallel line (said parallel line being perpendicular to said North line of Block 2 in Harbor Point Unit Number 1) a distance of 231 00 feet to the point of beginning, in Cook County, Illinois, which survey is attached as Exhibit A to Declaration of Condominium recorded June 27, 1995, as Document Number

UNOFFICIAL COPY

95414356, as amended from time to time, together with its undivided percentage interest in the Common Elements

Parcel 2

Perpetual and non exclusive easement for the benefit of Parcel 1 as created by Amended and Restated Grant of Easements dated August 29, 1989 and recorded September 1, 1989 as Document 89410952 by and among American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated November 1, 1985 and known as Trust Number 65812, American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated June 28 1979 and known as Trust Number 46968 and American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated December 1, 1982 and known as Trust Number 56375 solely for vehicular access and pedestrian access over existing ramps and adjacent areas and any replacements of those existing ramps and over such portions of existing driveway as further delineated on Exhibit C of said Document creating said easement

Parcel 3

A perpetual non-exclusive easement for the benefit of Parcel 1 solely for utility purposes vehicular access and pedestrian access incidental to the use of Parcel 1 pursuant to the terms conditions and reservations contained in the Amended and Restated Grant of Easements dated August 29, 1989 and recorded on September 1 1989 as Document Number 89410952 over and upon the following described property

That part of the lands lying East of and adjoining Fort Dearborn Addition to Chicago, said Addition being the whole of the South West Fractional 1/4 of Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, which part of said lands being a parcel comprised of the land, property and space lying below and extending downward from a horizontal plane having an elevation of 20 00 feet above Chicago city datum and lying within the boundaries, projected vertically, upward and downward from the surface of the earth of said Parcel which is bounded and described as follows

Commencing at the North East corner of Parcel A in the Plat of Lake Front Plaza Subdivision (being a Subdivision recorded in the Recorder's Office of Cook County, Illinois, on the 30th day of April 1962, in Book 615 of Plats of Pages 4 to 9, inclusive, as Document Number 18461961) and running thence North along the Northward extension of the East line of Parcel A, (said Northward extension being also the West line of a strip of land, 66 00 feet wide dedicated and conveyed to the City of Chicago for public utilities by Plat of Dedication recorded in said Recorder's Office on the 14th day of March, 1979 as Document Number 24879730), a distance of 176 195 feet, thence Eastwardly along a line perpendicular to the last described line a distance of 66 00 feet to the point of beginning

UNOFFICIAL COPY

of said parcel of land thence Northwardly along a line which is 66 00 feet East of and parallel with said Northward extension of the East line of Parcel A , a distance of 30 00 feet thence Eastward along a line perpendicular to said Northward extension of the East line of Parcel A , a distance of 322 16 feet, thence Southwardly along a line perpendicular to the last described course a distance of 30 00 feet to an intersection with a line which is 231 00 feet, measured perpendicularly, North of and parallel to the North line of Block 2 in Harbor Point Unit Number 1, according to the plat thereof recorded on December 31, 1974 as Document Number 22935649 thence Westwardly along a line perpendicular to the last described course a distance of 322 16 feet to the point of beginning, in Cook County, Illinois

Parcel 4

The exclusive right to the use of Parking Space 242, a limited Common Element as delineated on the survey attached to the Declaration aforesaid, recorded as Document Number 95414356

Assessor's Parcel No 17 10 401 014 1338

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

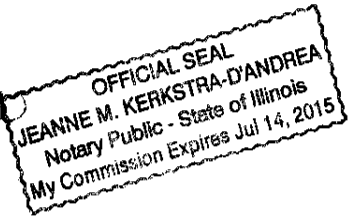
The grantors or their agent affirms that, to the best of their knowledge, the names of the grantors shown on the deed or assignment of beneficial interest in land trust is either a natural person, an Illinois partnership, an Illinois corporation or foreign corporation authorized to do business or acquire 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 1/25, 2013

Signature: Olivia B. Penales
Grantor or Agent

Subscribed and sworn to before me this 25th day of Jan., 2013.

Notary Public Jeanne M. Kerkstra-D'Andrea
My commission expires: 7/14/2015



The grantees or their agent affirms that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in land trust is either a natural person, an Illinois partnership, 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 1/25, 2013

Signature: Olivia B. Penales
Grantee or Agent

Subscribed and sworn to before me this 25th day of Jan., 2013.

Notary Public Jeanne M. Kerkstra-D'Andrea
My commission expires: 7/14/2015



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.)