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WARRANTY DEED IN TRUST



Doc#: 1323212038 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/20/2013 10:22 AM Pg: 1 of 3

THIS INDENTURE WITNESSETH, That the Grantor(s),

Michael D. Morganstern and Sarah Y. Morganstern, husband and wife

of the County of Cook and State of Illinois

For and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT unto CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, whose address is 171 N. Clark Street, Chicago, IL 60601-3294, as Trustee under the provisions of a trust agreement dated the 10th day of July, 2012, known as Trust Number 8002362394 the following described real estate in the County of Cook, and State of Illinois, to-wit:

8949180 022K0

Parcel 1:

Unit 22A, together with the exclusive right to use Parking Spaces P-44 and P-64 and Storage Space S-11, limited common elements, in the 30 W. Oak Condominium as delineated on the plat of survey of that part of the following parcels of real estate:

The South 90.0 feet of Lots 1 and 2, taken as a tract, in the Subdivision of Block 16 in Bushnell's Addition to Chicago in the East Half of the Southeast Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

And also

That part of Lots 1 and 2 (except the South 90.0 feet thereof), taken as a tract, lying below a horizontal plane of 14.01 feet Above Chicago City Datum, in the Subdivision of Block 16 in Bushnell's Addition to Chicago in the East Half of the Southeast Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit C to the Declaration of Condominium recorded October 18, 2006 as document number 629110006, as amended by First Amendment recorded December 1, 2006 as document number 0633517012, Second Amendment recorded December 18, 2006 as document number 0635215100, Third Amendment recorded December 27, 2006 as document number 0636109036, Fourth Amendment recorded December 29, 2006 as document number 0636309031, Fifth Amendment recorded May 3, 2007 as document number 071235043, Sixth (Special) Amendment recorded December 21, 2007 as document number 0735515069, and as further amended from time to time, together with their undivided percentage interest in the common elements.

Parcel 2:

Non-exclusive easements for the benefit of Parcel 1 as created by Easement Agreement, recorded October 18, 2006 as document number 629110005, for ingress and egress for persons, material and equipment to the extent necessary to permit the maintenance and repair of the Condominium Garage, over the burdened land described therein.

Box 400-CTCC

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Permanent Tax Number: 17-04-424-0551040

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.

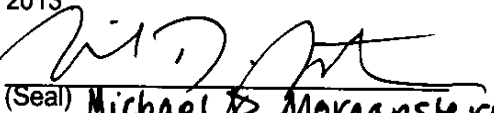
FULL POWER AND AUTHORITY is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, 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 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 198 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 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 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 the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

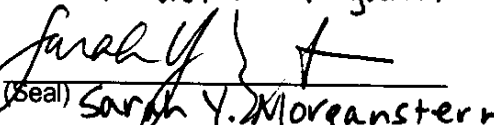
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid has/ve hereunto set their hand(s) and seal(s) this 1ST day of August, 2013


(Seal) Michael D. Morganstern

(Seal)


(Seal) Sarah Y. Morganstern

(Seal)

THIS INSTRUMENT WAS PREPARED BY:
PAIGE C. DONALDSON/SANCHEZ DANIELS & HOFFMAN LLP

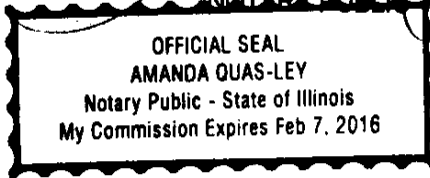
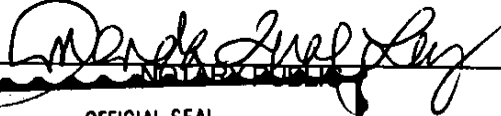
333 W. WACKER DR. #500
CHICAGO, IL 60606

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State of Illinois
County of Cook

SS] I, the undersigned, a Notary Public in and for said County and and State aforesaid,
do hereby certify that Michael D. Morganstern and Sarah Y. Morganstern,
personally known to me to be the same persons whose name(s) is/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 15 day of August, 2013.



PROPERTY ADDRESS:

30 W. OAK STREET, UNIT 22A,
CHICAGO, IL 60610



AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE LAND TRUST COMPANY
171 N. CLARK STREET ML09LT OR
CHICAGO, IL 60601-3294


BOX NO. 333 (COOK COUNTY ONLY)

Chicago Title Land Trust UTA 8002362394

SEND FUTURE TAX BILLS TO: 30 W. Oak St., Unit 22A, Chicago, IL 60610

REAL ESTATE TRANSFER	08/02/2013
 	COOK \$1,800.00
	ILLINOIS: \$3,600.00
	TOTAL: \$5,400.00

17-04-424-055-1040 | 20130801600283 | TU8QVE

REAL ESTATE TRANSFER	08/02/2013
	CHICAGO: \$27,000.00
	CTA: \$10,800.00
	TOTAL: \$37,800.00

17-04-424-055-1040 | 20130801600283 | 1KZ2Y8

COOK County Clerk's Office