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SPECIAL WARRANTY DEED IN TRUST

PREPARED BY AND AFTER
RECORDING RETURN TO:

Brett M. Winterstein, Esq.
Patzik, Frank & Samotny Ltd.
150 S. Wacker Drive, Suite 1500
Chicago, IL 60606

SEND TAX BILLS TO:

Orla McIvor
55 W. Delaware Unit 621
Chicago, Illinois 60610



Doc#: 1323339002 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/21/2013 08:18 AM Pg: 1 of 7

FIRST PART OF TITLE

(Reserved for Recorders Use Only)

ORDER # 20121935

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **ORLA P. MCIVOR**, an individual, of the County of Cook, State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants unto **MARGARET LAYMAN** ("Grantee Trustee"), and/or her successors in trust, not individually, but as trustee under the provisions of a Trust Agreement establishing the **ORLA MCIVOR REVOCABLE TRUST U/A/L August 14, 2013** ("Grantee"), as may be amended from time to time, (referred to herein as the "Trust Agreement"), all interest in the real estate commonly known as 555 W. Cornelia Avenue, #408, Chicago, Illinois 60657, situated in the County of Cook, in the State of Illinois and more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property"), together with (i) all rights, privileges, easements and appurtenances owned by Grantor appertaining to the Property, and (ii) all right, title and interest of Grantor (if any) in, to and under adjoining streets, rights of way and easements, SUBJECT TO covenants, conditions, and restrictions of record; public utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes not yet due and payable (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD the said Property as above described, unto the Grantee forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and its successors, that it has not done or suffered to be done, anything whereby the said Property hereby granted are, or may be, in any manner encumbered or charged, except for the Permitted Encumbrances; and that it WILL FOREVER DEFEND, the said Property hereby granted against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the Permitted Encumbrances.

Property Address: 555 W. Cornelia Avenue, #408, Chicago, Illinois 60657

Permanent Index No.: 14-21-305-030-1136

In addition to all of the power and authority granted to the Grantee Trustee by the terms of the Trust Agreement, full power and authority is hereby granted to the Grantee Trustee with respect to the Property or any part thereof to do any one or more of the following: improve, manage, protect and subdivide the Property or any part thereof; dedicate parks, streets, highways or alleys and vacate any subdivision or part thereof, and to resubdivide the Property as often as desired; contract to sell or convey the Property on any


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terms either with or without consideration; grant options to purchase; convey the 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 the Grantee Trustee; donate, dedicate, mortgage, pledge or otherwise encumber the Property, or any part thereof; operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on the Property; lease, from time to time, in possession or reversion, by leases to commence at the present or in the future, 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; 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; contract to make leases, grant options to lease, options to renew leases and options to purchase the whole or any part of the reversion; contract with respect to fixing the amount of present or future rentals; partition or exchange the Property for other real or personal property; grant easements or charges of any kind, to release, convey or assign any right or title or interest in or about or easement appurtenant to the Property or any part thereof; enter into contracts or other agreements containing provisions exculpating the Grantee Trustee from personal liability; and deal with the 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 the Grantee Trustee in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Grantee Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the Property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Grantee Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement. Every deed, trust deed, mortgage, lease or other assignment, instrument or document executed by the Grantee Trustee in relation to the 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 the trusts created by this Indenture and by the Trust Agreement were 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 the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Grantee Trustee were duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other assignment instrument or document, 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 their predecessors in trust.

And said GRANTOR hereby expressly waives and releases 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 nonresidents from sale on execution or otherwise.

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER		08/20/2013
	CHICAGO:	\$0.00
	CTA:	\$0.00
	TOTAL:	\$0.00
14-21-305-030-1136 20130801605768 N73FRJ		

REAL ESTATE TRANSFER		08/20/2013
 	COOK	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00
14-21-305-030-1136 20130801605768 NHR0GK		

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IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 14th day of August, 2013.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 Subparagraph (e).

Signed: B. H. [Signature] Date: August 14, 2013

GRANTOR:

Orla P. McIvor,
an individual

By: Margaret Layman, as Agent
Margaret Layman, as Agent

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STATE OF Ohio)
)
COUNTY OF Deauga)

Before me a Notary Public, in and for said the State of Ohio County of Deauga, personally appeared Margaret Kymon, personally known to me to be the person who appeared before me this day and delivered said instrument as her free and voluntary act, for the uses and purposes set therein set forth.

In Testimony whereof I have hereunto set my hand and official seal this 14 day of August, 2013.

LORETTA KOENIG
Notary Public, State of Ohio
My Commission Expires Dec. 8, 2015

My Commission Expires

Loretta Koenig

Notary Public

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EXHIBIT A

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: UNIT NUMBER 408 IN 555 WEST CORNELIA CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 8, 9 AND 10, IN BLOCK 13, IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21 AND 33 TO 37 IN PINE GROVE SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR 555 CORNELIA CONDOMINIUM ASSOCIATION MADE BY 555 CORNELIA BUILDING CORPORATION, AN ILLINOIS CORPORATION, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 25087588, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 14-21-305-030-1136 Vol. 0485

Property Address: 555 West Cornelia Avenue, Apartment 408, Chicago, Illinois 60657

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STATEMENT BY GRANTOR AND GRANTEE

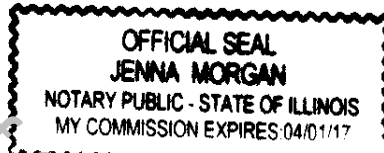
The grantor or her agent affirms that, to the best of his/her knowledge, the names of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: August 14th, 2013

Signature: Beth Witt

Subscribed and sworn to before me
by Beth M. Winterstein
this 14th day of August
2013.

[Signature]
Notary Public



The grantee or her 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 and hold title to real estate under the laws of the State of Illinois.

Date: August 15, 2013

Signature: [Signature]

Subscribed and sworn to before me
by Beth Witt
this 15th day of August
2013.

[Signature]
Notary Public

