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EXECUTOR'S DEED (Illinois)



Doc#: 1325634093 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/13/2013 02:12 PM Pg: 1 of 4

The GRANTOR, Adam Bezark, as Independent Executor of the Estate of Mary Jane Bezark, Deceased, by virtue of letters testamentary issued to him by the Circuit Court of the Nineteenth Judicial Circuit, Lake County, Illinois, in the case of 11 P 926, and in exercise of the powers granted to him in and by said Will and in pursuance of every other power and authority enabling him, and for no consideration, does hereby quit claim and

(The Above Space For Recorder's Use Only)

convey to H. Debra Levin, as Trustee of the Adam GS Trust Under the Will of Mary Jane Bezark dated February 4, 2003, of 2139 El Molino Avenue Altadena, California 91001, GRANTEE, the following described real estate situated in Cook County, Illinois, commonly known as 175 E. Delaware Place, #7801, Chicago, Illinois 60611, and legally described as follows:

(See attached Exhibit A attached hereto and made a part hereof)

Subject to: general real estate taxes for 2012 and subsequent years; zoning and building laws or ordinances; Condominium Property Act of Illinois; the terms, provisions, covenants and obligations contained in and private, public and utility easements established by or implied from the Declaration of Condominium and all amendments in hereto.

Permanent Real Estate Index Number(s): 17-03-220-020-1546

Address of Real Estate: 175 E. Delaware Place, Chicago, Illinois 60611

This transaction is exempt under the provisions of the Real Estate Transfer Tax Law of Illinois 35 ILCS 200/31-45(e).

9/11/2013
Date

H. Debra Levin
Buyer, Seller, A Representative

DATED this 10th day of May, 2013.

Adam Bezark
Adam Bezark, as Independent Executor of the Estate of Mary Jane Bezark, Deceased

City of Chicago
Dept. of Finance
651726



Real Estate
Transfer
Stamp
\$0.00

9/12/2013 16.16
dr00764

Batch 7,050,896

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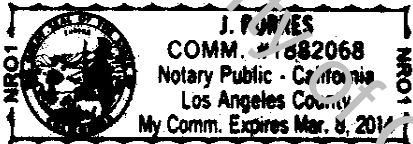
- 2 -

STATE OF California)
COUNTY OF Los Angeles) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Adam Bezark, as Independent Executor of the Estate of Mary Jane Bezark, Deceased, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he, as Executor, signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10 day of May, 2013.

Commission expires March 8 2013



[Signature]
NOTARY PUBLIC

This instrument was prepared by:

H. Debra Levin
SEYFARTH SHAW LLP
131 S. Dearborn Street, Suite 2400
Chicago, IL 60602

MAIL TO:

H. Debra Levin
SEYFARTH SHAW LLP
131 S. Dearborn Street, Suite 2400
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:

Adam GS Trust
2139 El Molino Avenue
Altadena, CA 91001

UNOFFICIAL COPY

EXHIBIT A

J
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L
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UNIT 7201 OF THE 175 EAST DELAWARE PLACE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED COLLECTIVELY AS PARCEL): PARTS OF THE LAND, PROPERTY, AND SPACE BELOW, AT AND ABOVE THE SURFACE OF THE EARTH, LOCATED WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH, OF A PARCEL OF LAND COMPRISED OF LOT 17 (EXCEPT THE EAST 16 FEET THEREOF) AND ALL OF LOTS 18 TO 28 INCLUSIVE, IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO LOTS 1 TO 4 INCLUSIVE, IN COUNTY CLERKS' DIVISION OF THE WEST 300 FEET OF THAT PART OF LOTS 16, 17, 18 AND 19 OF BLOCK 14 LYING EAST OF THE LINCOLN PARK BOULEVARD IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, CONVEYED BY DEED DATED JULY 27, 1973 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON JULY 30, 1973 AS DOCUMENT 22418957, FROM JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, A CORPORATION OF MASSACHUSETTS, TO LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, NOT INDIVIDUALLY BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973 AND KNOWN AS TRUST NO. 45450, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 175 EAST DELAWARE PLACE, CHICAGO, ILLINOIS, MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973 AND KNOWN AS TRUST NO. 45450 AND RECORDED ON AUGUST 10, 1973 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22434263, TOGETHER WITH AN UNDIVIDED 100 PER CENT INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS

This conveyance is expressly made subject to the following:

1. General real state taxes of 1977 and subsequent years.
2. Zoning and building laws or ordinances.
3. Condominium Property Act of Illinois.
4. The terms, provisions, covenants and obligations contained in and private, public and utility easements established by or implied from the Declaration of Condominium and all amendments thereto, Operating Agreement recorded as Doc. No. 21414264, Deed recorded as Doc. No. 22418957, and the Declaration of Zoning Restrictions recorded as Doc. No. 22418956.
5. Installments due after July 1, 1973 established pursuant to the Declaration of Condominium and all amendments thereto.

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UNOFFICIAL COPY**STATEMENT BY GRANTOR AND GRANTEE
REQUIRED UNDER PUBLIC ACT 87-543
COOK COUNTY ONLY**

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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: Sept. 11, 2013 Signature: H. Debra Levin
Grantor or Agent

Subscribed and sworn to before me by
the said H. Debra Levin this 11th day
of September, 2013.

Notary Public [Signature]



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 and hold title to real estate under the laws of the State of Illinois.

Dated: Sept 11, 2013 Signature: H. Debra Levin
Grantee or Agent

Subscribed and sworn to before me by
the said H. Debra Levin this 11th day
of September, 2013.

Notary Public [Signature]



- 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.]