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2013-07264-PT

WARRANTY DEED IN TRUST

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:

Jeffrey M. Hucek  
Attorney at Law  
2001 Spring Road, Suite 450  
Oak Brook, IL 60523



Doc#: 1328155057 Fee: \$44.00  
RHSP Fee: \$9.00 RPF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/08/2013 03:39 PM Pg: 1 of 4

PREMIER TITLE

SEND SUBSEQUENT TAX BILLS TO:

Lisa and Rex Miller, Trustees  
860 West Blackhawk Street, Unit 2608  
Chicago, Illinois 60642

This space for recorder's use only

**THE GRANTORS, JEFFREY M. VEAZIE and SUSAN A. VEAZIE**, husband and wife, of the City of Chicago, County of Cook, State of Illinois, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, convey and warrant to LISA ALICE MILLER and REX EARL MILLER, not individually, but solely as Trustees under the provisions of the LISA A. MILLER REVOCABLE TRUST dated August 26, 2013, of 5023 Sangamore Road, Bethesda, Maryland 20816, and unto all and every successor or successors in trust under said trust agreement, the following described real estate located in the County of Cook and State of Illinois:

See Exhibit "A" attached.

Permanent Real Estate Index No.: 17-05-214-022-1191

Address of Real Estate: 860 West Blackhawk Street, Unit 2608, Chicago, Illinois 60642

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

Full power and authority are hereby granted to said Trustees to improve, manage, protect and subdivide said real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to subdivide said real estate 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 real estate 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 real estate or any part thereof; to lease said real estate, 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 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 real estate, or any part thereof, for other real or personal property; to grant easements or

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charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof; and to deal with said real estate 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 Trustees in relation to said real estate, or to whom said real estate 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 real estate, or be obliged to see that the terms of said trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustees, 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 Trustees 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 all amendments thereof, if any, 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.

The interest of each and every beneficiary hereunder and under said trust agreement 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 grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantors have hereunto set their hands and seal on the 1st day of October, 2013.

  
 \_\_\_\_\_  
 Jeffrey Veazie

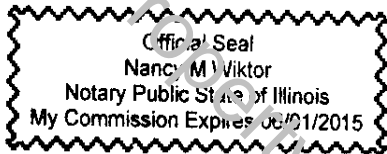
  
 \_\_\_\_\_  
 Susan A. Veazie

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STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF DUPAGE        )


I, the undersigned, a Notary Public in and for said County and State, hereby certify that JEFFREY F. VEAZIE and SUSAN A. VEAZIE, personally known to me to be the same persons 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 his 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 official seal, this 1st day of October, 2013.



*Nancy M. Viktor*  
\_\_\_\_\_  
NOTARY PUBLIC

REAL ESTATE TRANSFER		10/07/2013	
	<b>COOK</b>		\$188.50
	<b>ILLINOIS:</b>		\$379.00
	<b>TOTAL:</b>		\$568.50
17-05-214-022-1191   20131001601545   HJHQK8			

REAL ESTATE TRANSFER		10/07/2013	
	<b>CHICAGO:</b>		\$2,842.50
	<b>CTA:</b>		\$1,137.00
	<b>TOTAL:</b>		\$3,979.50
17-05-214-022-1191   20131001601545   YH65HQ			

PREMIER TIME  
1350 W. NORTHWEST HIGHWAY  
ARLINGTON HEIGHTS, IL 60004  
(847) 255-7100

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## Exhibit "A" Legal Description

### Parcel 1:

Unit 2608 in the Sono West Condominium as delineated on a Survey of the following described land: Part of Lots 16-25, both inclusive, together with part of the vacated alley East and adjoining, part of the vacated alley North and adjoining, and part of vacated Blackhawk Street South and adjoining, which Survey is attached as Exhibit "C" to the Declaration of Condominium recorded November 6, 2008 as Document 0831145010, as amended from time to time, together with its undivided percentage interest in the common elements, in Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

### Parcel 2:

The exclusive right to the use of Parking Space P-96, a limited common element, as delineated on the Survey attached to the Declaration aforesaid.

### Parcel 3:

The exclusive right to the use of Storage Space S-40, a limited common element, as delineated on the Survey attached to the Declaration aforesaid.

### Parcel 4:

Driveway easement for ingress and egress for the benefit of Parcel 1 as set forth in Declaration of Driveway Easements (Sono West-Sono East) executed by Furniture L.L.C., an Illinois limited liability company and recorded October 4, 2006 as Document 0627742156, as amended and restated in Amended and Restated Declaration of Driveway Easements dated as of October 30, 2008 and recorded October 31, 2008 as Document 0830518059.