

# UNOFFICIAL COPY

01146-19332 1/2

Prepared By:  
Alvin L. Kruse  
Seyfarth Shaw LLP  
131 South Dearborn Street  
Chicago, Illinois 60603



Doc#: 1334416018 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/10/2013 10:42 AM Pg: 1 of 3

Return to:  
Alvin L. Kruse  
Seyfarth Shaw LLP  
131 South Dearborn Street  
Chicago, Illinois 60603

## **WARRANTY DEED IN TRUST TENANCY BY THE ENTIRETY**

**THE GRANTOR, GLEN SALTZBERG**, a married man, for and in consideration of Ten and no/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration, pursuant to ILCS 765 ILCS 1005/1c, **CONVEYS and WARRANTS** to **KENT A. SWANSON**, as Trustee (and each successor Trustee) under the provisions of the Kent A. Swanson Living Trust dated November 29, 2011, and **LORA L. SWANSON**, as Trustee (and each successor Trustee) under the provisions of the Lora L. Swanson Living Trust dated November 29, 2011, the said Kent A. Swanson and Lora L. Swanson, husband and wife, being the settlors and primary beneficiaries of said trusts during their lifetimes, and the property conveyed herein being their homestead as husband and wife, not as tenants in common or joint tenants but as **TENANTS BY THE ENTIRETY**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**STEWART TITLE COMPANY**  
2055 W. Army Trail Rd. Suite 110  
Addison, IL 60101  
630-889-4050

### PARCEL 1:

UNIT 9-W IN THE BRIGHTON CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:  
LOT 52 IN CULVER'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTH 20 RODS OF THE NORTH 60 RODS AND THE SOUTH QUARTER OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A-2" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON MARCH 25, 2005, AS DOCUMENT NO. 0508434018, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO PARKING SPACE 6, AS ASSIGNED AND DELINEATED ON PLAT OF SURVEY ATTACHED AS EXHIBIT "A-2" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0508434018.

Permanent Tax Index Number: 14-28-108-031-1016

Property Address: 550 West Wellington, Unit 9W, Chicago, Illinois, 60657  
Ave. TR

Full power and authority is hereby granted to said trustees and their successors 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,


# UNOFFICIAL COPY



to convey said premises or any part thereof to 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 in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of 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 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 consideration 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 or their successors 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 trustees, be obliged to see to the application of any purchase money, rent, 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 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 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 trusts created by this indenture and by said trust agreements 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 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.

Subject only to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 25 day of November, 2013.

REAL ESTATE TRANSFER		12/05/2013
	CHICAGO:	\$7,237.50
	CTA:	\$2,895.00
	<b>TOTAL:</b>	<b>\$10,132.50</b>
14-28-108-031-1016   20131101605991   ASUMXC		

REAL ESTATE TRANSFER		12/05/2013
 	COOK	\$482.50
	ILLINOIS:	\$965.00
	<b>TOTAL:</b>	<b>\$1,447.50</b>
14-28-108-031-1016   20131101605991   UQCNCQ		

# UNOFFICIAL COPY

*[Handwritten signature of Glen Saltzberg]*  
Glen Saltzberg

*I, Terdanna Saltzberg hereby waive any and all honest and rights I have in this property*

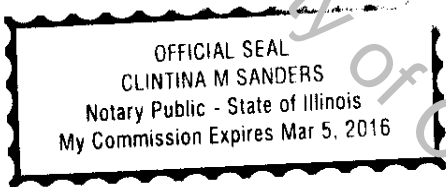
*[Handwritten signature of Terdanna Saltzberg]*  
X  
Terdanna Saltzberg

STATE OF ILLINOIS)

) SS

COUNTY OF COOK )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of November, 2013, by Glen Saltzberg



*Clintina M. Sanders*  
\_\_\_\_\_  
Notary Public

Mail Tax Bills to:  
Kent Swanson  
550 W. Wellington Ave.  
Unit 9W  
Chicago, IL 60657

Property of Cook County Clerk's Office