

# UNOFFICIAL COPY

WARRANTY DEED  
ILLINOIS STATUTORY  
INDIVIDUAL



Doc#: 1423404006 Fee: \$50.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/22/2014 08:59 AM Pg: 1 of 7

THE GRANTOR(S) Brittany A. Smith Trustee of the Brittany A. Smith Trust dated November 9, 2011 of the City of Chicago, County of Cook, State of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to ~~Daniel Larson and Darlene Larson, husband and wife, as tenants by the entirety~~ of the City of Chicago, the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

*See Exhibit "A" attached hereto and made a part hereof  
\*\* see attached*

SUBJECT TO: 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 by laws, if any, and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-04-218-048-1032

Address(es) of Real Estate: 1301 N. Dearborn Parkway #707  
Chicago, IL. 80610 - 6027

Dated this 25<sup>th</sup> day of JUNE, 20 14

Brittany A. Smith, Trustee

*Return to:*  
PROPER TITLE, LLC  
180 N. LaSalle Street  
Ste. 2440  
Chicago, IL 60601  
*PT14-D1681*  
*1 of 1*

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**\*\*Daniel Larson as trustee of the Daniel Larson declaration of trust dated November 22, 2006 as an undivided one-half interest, and Darlene Larson as trustee of the Darlene Larson declaration of trust dated November 22, 2006 as to an undivided one-half interest.**

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<sup>LK</sup>  
Ohio  
STATE OF ILLINOIS, COUNTY OF Hamilton SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brittany A. Smith personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

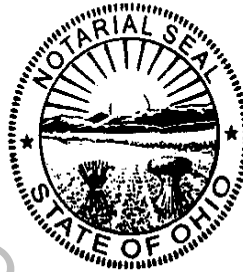
Given under my hand and official seal this 25 day of June, 20 14.

Leslie D. Kemper  
Notary Public

**Prepared by:**  
Law Office of Judy DeAngelis  
767 Walton Lane  
Grayslake, IL 60030

~~Mail to:~~  
Keil Larson  
Attorney at Law  
800 N. Clark St., #222  
Chicago, IL 60610

**Name and Address of Taxpayer:**  
Daniel and Darlene Larson  
1301 N. Dearborn Parkway #707  
Chicago, IL. 60610



Leslie D. Kemper  
Notary Public, State of Ohio  
My Commission Expires 02-18-2017



First American  
Title Insurance Company

Warranty Deed - Individual

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**COOK COUNTY**  
**RECORDER OF DEEDS**  
**SCANNED BY \_\_\_\_\_**



Property of Cook County Clerk's Office

|  |                    |
|--|--------------------|
| <b>REAL ESTATE TRANSFER TAX</b>                            | <b>04-Aug-2014</b> |
| <b>CHICAGO:</b>  | <b>4,822.50</b>    |
| <b>CTA:</b>  | <b>1,929.00</b>    |
| <b>TOTAL:</b>  | <b>6,751.50</b>    |
| <b>17-04-218-048-1032   20140701610987   0-833-431-680</b> |                    |

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**COOK COUNTY**  
**RECORDER OF DEEDS**  
SCANNED BY \_\_\_\_\_

Property of Cook County Clerk's Office

|   |           |               |
|---|-----------|---------------|
| REAL ESTATE TRANSFER TAX  |           | 04-Aug-2014   |
|  | COUNTY:   | 321.50        |
|  | IL-INOIS: | 643.00        |
|   | TOTAL:    | 964.50        |
| 17-04-218-048-1032   20140701610987   |           | 0-451-487-872 |

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## SCHEDULE A

UNIT 707 IN THE WHITNEY CONDOMINIUM, AS DELINEATED ON A SURVEY OF A PARCEL OF LAND COMPRISED OF LOTS 5 AND 6 AND THE SOUTH 6.96 FEET OF LOT 7 IN SIMON'S SUBDIVISION OF LOT 6 IN BRONSON'S ADDITION TO CHICAGO; LOTS 1, 2, AND 3 IN THE SUBDIVISION OF LOT 5, TOGETHER WITH SUBLOT 1 OF LOT 4 IN BRONSON'S ADDITION TO CHICAGO; AND LOTS 1 TO 5, BOTH INCLUSIVE, IN ALICE P. HOBROOK'S SUBDIVISION OF LOT 4 IN THE SUBDIVISION OF LOT 5 IN BRONSON'S ADDITION TO CHICAGO; ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 31, 1996 AS DOCUMENT 96982956, AND AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

AND

THE RIGHT TO THE USE OF THE LIMITED COMMON ELEMENT COMPRISED OF PARKING SPACE NUMBERED 66 AS DELINEATED ON THE SURVEY AND AS DESCRIBED IN SUBPARAGRAPH 8 (A) OF THE DECLARATION RECORDED AS DOCUMENT 96982956, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

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TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
4. In the event of the inability, refusal of the Trustee herein named, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.