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Doc#: 1426917102 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/26/2014 03:11 PM Pg: 1 of 3

**WARRANTY  
DEED IN TRUST**

The above space is for the recorder's use only

1/1 FIRST AMERICAN  
File # 2512657

THIS INDENTURE WITNESSETH, THAT the Grantor, Timothy J. Cavanagh, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable considerations in hand paid, Conveys and Warrants unto THE CHICAGO TRUST COMPANY, N.A., its successor or successors, as Trustee under a trust agreement dated the 3rd day of September, 2014 known as Trust Number SBL 3832, the party of the second part whose address is 440 Lake St., Antioch, IL 60002 the following described real estate situated in the County of Cook in the State of Illinois, to wit.

SEE EXHIBIT "A" ATTACHED HERETO

This is not homestead property.

Permanent Real Estate Index Number(s): 17-04-205-071-1002; 17-04-205-071-1022; 17-04-205-071-1023  
Address(es) of Real Estate: 1430 N. LaSalle St., Unit A-2, G8 & G9, Chicago, IL 60610

**UNDERSIGNED AGREE THAT THE ADDITIONAL, TERMS AND PROVISIONS ON THE REVERSE SIDE  
HEREOF SHALL CONSTITUTE A PART OF THIS WARRANTY DEED IN TRUST AND ARE INCORPORATED HEREIN.**  
And the said grantors hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sales on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 5<sup>th</sup> day of September, 2014.

Timothy J. Cavanagh (SEAL)  
Timothy J. Cavanagh

\_\_\_\_ (SEAL)

\_\_\_\_ (SEAL)

S  
P  
S  
SC  
INT

MAIL TO: The Chicago Trust Company, N.A.  
DEED c/o SBL #3832  
TO: 440 Lake St.  
Antioch, IL 60002

ADDRESS 1430 N. LaSalle A-2  
OF Chicago, IL 60610  
PROPERTY: \_\_\_\_\_

The above address is for information only  
and is not part of this deed.

**TO HAVE AND TO HOLD** the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth. This deed is made Subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Full power and authority is hereby granted to said trustee to subdivide and re-subdivide the real estate or any part thereof; to dedicate parks, streams, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion by leases to commerce in praesenti or

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future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges or any kind; to release, convey or assign any right, title or interest in or about easement appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or to be obliged or privileged to inquire into any or the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the trust agreement was in full force and effect, (b) that such conveyance of other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in the trust agreement or in any amendments thereto and bindings upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instruments 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 it, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

STATE OF ILLINOIS )  
 ) SS I, the undersigned, a Notary Public in and for said County, in the State aforesaid,  
 ) DO HEREBY CERTIFY that Timothy J. Cavanagh, 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 signed, sealed and  
 ) delivered the 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 notarial seal this 5th day of September, 2014.

Neal M. Ross  
Notary Public

My commission expires: \_\_\_\_\_



This instrument was prepared by:

NEAL M. ROSS, ATT  
670 N. CLARK ST., #300-W  
CHICAGO, IL 60654

Mail subsequent tax bills to:

Michael Educate  
P.O. Box 190  
Lake Forest, IL 60045

REAL ESTATE TRANSFER TAX		10-Sep-2014
	CHICAGO:	5,137.50
	CTA:	2,055.00
	TOTAL:	7,192.50

17-04-205-071-1002 | 20140901627056 | 0-144-811-136

REAL ESTATE TRANSFER TAX		10-Sep-2014
	COUNTY:	342.50
	ILLINOIS:	685.00
	TOTAL:	1,027.50

17-04-205-071-1002 | 20140901627056 | 0-376-349-824

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EXHIBIT "A"

**UNIT A-2 AND PARKING SPACES G8 AND G9 IN THE TERRACES ON LASALLE CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM RECORDED MARCH 28, 1995 AS DOCUMENT NUMBER 95208441, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**THE NORTH HALF OF THE EAST HALF OF THAT PART WEST OF LASALLE STREET OF LOT 117 IN BRONSON'S ADDITION TO CHICAGO, (EXCEPT THAT PART LYING BETWEEN THE WEST LINE OF NORTH LASALLE STREET AND A LINE 14 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF NORTH LASALLE STREET CONVEYED TO THE CITY OF CHICAGO BY DOCUMENT RECORDED NOVEMBER 21, 1930 AS DOCUMENT NUMBER 1079555), ALSO THE NORTH 15 FEET OF THE WEST 172 FEET OF LOT 2 IN THE COUNTY CLERK'S RESUBDIVISION OF LOT 117 IN BRONSON'S ADDITION TO CHICAGO (EXCEPT THAT PART OF THE NORTH 15 FEET OF SUBDIVISION LOT 2 OF COUNTY CLERK'S DIVISION OF LOT 117 OF BRONSON'S ADDITION TO CHICAGO IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN THE WEST LINE OF NORTH LASALLE STREET AND A LINE 14 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF NORTH LASALLE STREET CONVEYED TO THE CITY OF CHICAGO BY DOCUMENT NOVEMBER 21, 1930 AS DOCUMENT NUMBER 1079555), ALL IN COOK COUNTY, ILLINOIS.**

Subject to: Covenants, conditions, and restrictions of record; public and utility easements including those established or implied from the Declaration of Condominium, and amendments thereto, if any; party wall rights and agreements, if any; limitations and conditions imposed by the Illinois Condominium Property Act, as amended; installments due after the date of Closing of assessments established pursuant to the Declaration of Condominium; general real estate taxes not yet due and payable.