UNOFFICIAL COPY

This instrument prepared by:

Law Offices of Kulas & Kulas, PC 2329 W. Chicago Ave. Chicago, IL 60622

Mail future tax bills to:

Peter M. Epstein, as Trustee of the Peter M. Epstein
Declaration of Trust dated December 5, 2000
5415 N. Sheridan Rd., Unit 2311
Chicago, IL 60640

 $\frac{0}{60}$ Mail this recorded instrument to:

Michael Samuels 720 Osterman Ave., Ste. 301 Deerfield, IL 60015



Doc#: 1427534055 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A.Yarbrough

Cook County Recorder of Deeds
Date: 10/02/2014 10:32 AM Pg: 1 of 2

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSF 12, that the Grantor, Wallace P. Hong, an Unmarried Man, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and warrants unto Peter M. Epstein, as Trustee of the Peter M. Epstein Declaration of Trust dated December 5, 2000 the following described real estate in the County of COOK and State of Illinois, to wit:

Unit No. 2311 in the Park Tower Condominium, a. delineated on a Plat of Survey of the following described parcel of real estate: That part of the East Fractional 1/2 of the Northeast 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian lying West of the boundary line of Lincoln Fark, as established by the Decree entered July 6, 1908 in Case No. 285574 in the Circuit Court, as shown on the Plat recorded July 9, 1908 as Focument No. 4229498, and South of a line that is drawn at right angles to the East line of Sheridan Road, through a point in said East line that is 1090 feet South of the North line of said East Fractional 1/2 of the Northeast 1/4, and the North 1/2 of the following describe line: Beginning at a point in said East line of Sheridan Road that is 1406.50 feet South of said North line of the East Fractional 1/2 of the Northeast 1/4; thence East at right angles to said East line, 208.08 feet; thence North at right angles to the last course, 60 feet; thence East at right angles to the last course, 88.01 feet to said West boundary of Lincoln Park (except the West 47 feet of said East Fractional 1/2 of the Northeast 1/4 condemned as part of Sheridan Road), all of the above situated in Cook County, Illinois; which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium made by American National Bank and Trust Company, a National Banking Association, as Trustee under Trust Agreement dated August 17, 1971 and known as Trust No. 27802, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 24874698, together with its undivided percentage interest in the common elements.

Permanent Index Number(s): 14-08-203-017-1277

Property Address: 5415 N. Sheridan Rd., Unit 2311, Chicago, IL 60640

together with the tenements and appurtenances thereunto belonging.

Attorneys' Title Guaranty Fund, Inc. 1 S. Wacker Dr., 5 FE 2400 Chicago, IL 60606-4550 Attn:Search Department

To Have and To Hold the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said Trustee 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 re-subdivide 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, to convey said premises 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 Trustee, to donate, to dedicate, to mortgage, to pledge or otherwise to 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, 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 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

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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 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 Trustee 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 Trustee, be obliged to see to the application of any purchase money, rent, or 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 Trustee, 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 Trustee 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 some amendment thereof and binding upon all beneficiaries thereunder, (c) that said Trustee was 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 a fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds a using 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 Grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemptical of homesteads from sale on execution or otherwise.

In Witness Whereof, t	he Grantor(s) afor	esaid has/havel	creunto set his/her/their hand(s) and seal(s) this	24th
Sentember	2014			س ا

Wallace P. Hong

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public, in and ic. sold County, in the State aforesaid, DO

HEREBY CERTIFY that Wallace P. Hong, an Unmarried Man, personally known to me to be the same person(s) whose name(s) is/are substribed to the foregoing nstrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered the said instruments as his/her/their free and voluntary act, for the uses and purposed therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 24th day of September, 2014

OFFICIAL SEAL
PAUL J KULAS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/08/14

 REAL ESTATE TRANSFER TAX
 30-Sep-2014

 CHICAGO:
 1,593.75

 CTA:
 637.50

	CHICAGO:	1,593.75
	CTA:	637.50
	TOTAL:	2,231.25
14-08-203-017-12	77 20140901631873	0-599-323-776

REAL ESTATE TRANSFER TAX			30-Sep-2014
		COUNTY:	106.25
		ILLINOIS:	212.50
		TOTAL:	318.75
14-08-203-017-1277 20140901631873			0-330-888-320

day of