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This instrument prepared by:
Law Offices of Kulas & Kulas, PC
2329 W. Chicago Ave.
Chicago, IL 60622



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

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

Mail this recorded instrument to:

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

1401619 01/24

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, 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, as 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 Park, 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 Document 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 described 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

Attorneys' Title Guaranty Fund, Inc.
1 S. Wacker Dr. STE 2400
Chicago, IL 60606-4653
Attn: Search Department

together with the tenements and appurtenances thereunto belonging.

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

