

UNOFFICIAL COPY

PREPARED BY:

Robert J. Russo
211 E Jefferson St.
PO Box 767
Morris, IL 60450



Doc#: 1430319040 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/30/2014 10:31 AM Pg: 1 of 3

MAIL TO:

Michael E. Ross
Ruben Firsell & Ross, LLC
2801 Lakeside Dr., Suite 207
Bannockburn, IL 60015

DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, JOHN W. CONDON, a/k/a JOHN CONDON, of the County of Collier and State of Florida, for and in consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration in hand paid, conveys and warrants unto MURRAY S. PERETZ REVOCABLE TRUST DATED JANUARY 27, 1999, the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1: Unit W2505 and P-414 and P-415 in the Riverview Condominium as delineated on a survey of the following described real estate:

Certain parts of vacated East River Drive and of Block 14, (Except the North 6.50 feet thereof, dedicated to the City of Chicago for sidewalk purposes per document No. 8763094,) in Cityfront Center, being a resubdivision in the North Fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian which survey is attached as Exhibit "E" to the Declaration of Condominium recorded as Document Number 00595371, and as amended, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

PARCEL 2: A non-exclusive easement for the benefit of parcel 1 for ingress and egress, use and enjoyment upon the property as defined, described and declared in the Declaration of Covenants, conditions, restrictions and easements recorded August 4, 2000 as Document Number 00595370.

PROPERTY ADDRESS: 415 E. North Water Street (a/k/a 445 E. North Water Street), Chicago, IL 60611, Unit ~~2005~~, together with parking spaces P-414 and P-415

#W2505

FIDELITY NATIONAL
TITLE INSURANCE

PIN: 17-10-221-083-1646; 17-10-221-083-1605; and 17-10-221-083-1606

201947

SUBJECT TO: Real Estate taxes for 2013 (2nd installment) and subsequent years, covenants, restrictions, and easements of record if any.

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts, and for the use 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 resubdivide said property as often as desired, to

BOX 15

2014 OCT 30 10:31 AM

UNOFFICIAL COPY

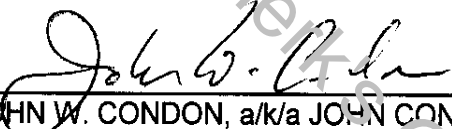
contract to sell, to sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof, from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding 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 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 said premises 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, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, in relation to said premises, be obliged to see 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 privileged or obliged to inquire into any of the terms of said Trust Agreement.

The interest of each and every beneficiary hereunder and under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in said MURRAY S. PERETZ REVOCABLE TRUST DATED JANUARY 27, 1999, the entire legal and equitable title in fee, in and to all the premises above described.

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 exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 26 day of June, 2014



 JOHN W. CONDON, a/k/a JOHN CONDON

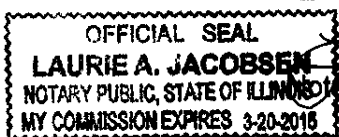
STATE OF ILLINOIS)

) :SS

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that John W. Condon, a/k/a John Condon, 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 said 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 seal this 26 day of June, 2014



real estate/condon peretz deed


UNOFFICIAL COPY



EXHIBIT

PARCEL 1: Unit W2505 and P-414 and P-415 in the Riverview Condominium as delineated on a survey of the following described real estate:

Certain parts of vacated East River Drive and of Block 14, (Except the North 6.50 feet thereof, dedicated to the City of Chicago for sidewalk purposes per document No. 8763094,) in Cityfront Center, being a resubdivision in the North Fraction of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian which survey is attached as Exhibit "E" to the Declaration of Condominium recorded as Document Number 00595371, and as amended, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

PARCEL 2: A non-exclusive easement for the benefit of parcel 1 for ingress and egress, use and enjoyment upon the property as defined, described and declared in the Declaration of Covenants, conditions, restrictions and easements recorded August 4, 2000 as Document Number 00595370.

REAL ESTATE TRANSFER TAX		03-Jul-2014
	CHICAGO:	21,450.00
	CTA:	8,580.00
	TOTAL:	30,030.00
17-10-221-083-1646 20140601606212 0-659-259-520		

REAL ESTATE TRANSFER TAX		03-Jul-2014
	COUNTY:	1,430.00
	ILLINOIS:	2,860.00
	TOTAL:	4,290.00
17-10-221-083-1646 20140601606212 1-991-409-792		