

# UNOFFICIAL COPY



Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY



1502022017

Doc#: 1502022017 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/20/2015 09:30 AM Pg: 1 of 3

WSAY4057 / all d CAD

THE GRANTOR(S), Bradford P. Lyerla, divorced and not since remarried, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Emma Tseitlin, as Trustee under the provisions of a Declaration of Trust dated December 13, 2002, and known as the Emma Tseitlin Revocable Trust, and unto all and every successor or successors in trust under said Declaration of Trust, 550 N. St. Clair, Unit 2101, Chicago, Illinois, 60611, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the COOK in the State of Illinois, to wit:

### Parcel 1:

Unit 3205 together with its undivided percentage interest in the common elements in 100 East Huron Street Condominium as delineated and defined in the Declaration recorded as Document No. 90620268, as amended, in the Northwest 1/4 of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

### Parcel 2:

Easements appurtenant to and for the benefit of Parcel 1 as set forth and defined in the Declaration of Easements recorded as Document No. 90487310 and as created by deed recorded as Document No. 94226682, for ingress and egress, all in Cook County, Illinois.

### Parcel 3:

The exclusive right to the use of Storage Space ~~25~~ <sup>181</sup>, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document No. 94226682.

### SUBJECT TO:

Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate, and general real estate taxes not due and payable at the time of closing.

Permanent Real Estate Index Number(s): 17-10-105-014-1138

Address(es) of Real Estate: 100 E. Huron, Unit 3205, Chicago, IL

SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF.

Dated this 14th day of January, 2014.

Bradford P. Lyerla

### REAL ESTATE TRANSFER TAX

16-Jan-2015



COUNTY: 562.50  
ILLINOIS: 1,125.00  
TOTAL: 1,687.50

17-10-105-014-1138 | 20150101656571 | 0-903-407-232

### REAL ESTATE TRANSFER TAX

16-Jan-2015



CHICAGO: 8,437.50  
CTA: 3,375.00  
TOTAL: 11,812.50

17-10-105-014-1138 | 20150101656571 | 0-181-757-568

3  
Box 334

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Bradford P. Lyerla, 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 they signed, sealed and delivered the said instrument as their 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 14th day of January, 2014.



*Kimberly S. Durnell*  
(Notary Public)

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**Prepared By:** Robert A. Boron  
33 N LaSalle Street, Suite 3200  
Chicago, IL 60602

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**Mail To:**

Charles B. Friedman  
29 S. LaSalle Street, Ste. 456  
Chicago, Illinois 60603

**Name & Address of Taxpayer:**

Emma Tseitlin  
100 E. Huron 3205  
Chicago, IL 60611

Property of Cook County Clerk's Office

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## RIDER

To have and to hold the said premises with the appurtenances upon the uses and purposes herein and in said Declaration of Trust set forth. Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide 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, pledge or otherwise 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 in 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 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 Declaration of Trust; 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 Declaration of Trust 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 Declaration of Trust 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 are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his 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 arising 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.