

# UNOFFICIAL COPY



This Instrument Prepared by and After  
Recording Return to:

Schiff Hardin LLP  
233 S. Wacker Drive, Suite 6600  
Chicago, IL 60606  
Attn: David Sattelberger, Esq.

Doc#: 1509016051 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/31/2015 04:26 PM Pg: 1 of 5

*This Space for Recorder's Use Only*

## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that GARY A. SCHULTZ and KRISTIN K. SCHULTZ, husband and wife, of Cook County, Illinois (collectively, "Grantor"), for and in consideration of Ten and 00/100 Dollars and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY and WARRANT unto GARY A. SCHULTZ or any successors in trust, not individually but solely as Trustee of the GARY A. SCHULTZ DECLARATION OF TRUST dated August 8, 2011 ("Grantee" or "Trustee"), having an address of 60 E. Monroe Street #2505, Chicago, Illinois 60603, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

**PINs:** 17-15-101-026-1071 and 17-15-101-026-1576

**Common Street Address:** 60 E. Monroe Street, Unit 2505, Chicago, IL 60603

together with the rights, tenements and appurtenances thereunto belonging, subject to general real estate taxes for 2014 and subsequent years, easements, covenants, conditions, restrictions, and agreements of record, and every trust deed or mortgage of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

TO HAVE AND TO HOLD, the said real estate together with all and singular the rights and appurtenances thereto in anywise belonging, unto the aforesaid Trustee, his successors-in-trust and assigns, for the uses and purposes herein and in said trust agreement set forth.

*[signature and notary page follows]*

CCRD REVIEWER



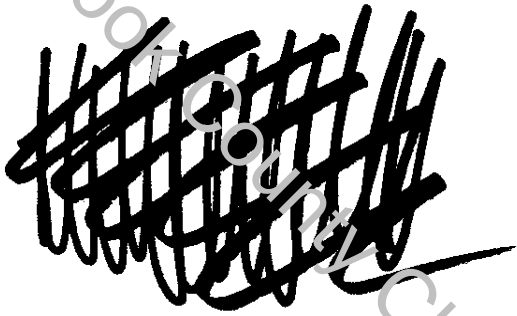
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Exhibit A

Legal Description

See attached

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## EXHIBIT A

### LEGAL DESCRIPTION

#### Parcel 1:

Unit 2505 and Unit Parking Space 12-29, together with the exclusive right to use Storage Space S-506-02, a limited common element, in The Legacy at Millennium Park Condominium, as delineated on the plat of survey of part of the following described parcels of real estate:

Lots 6 and 7 in Block 1 in Fractional Section 15, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit A to the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for The Legacy at Millennium Park Condominium dated September 22, 2009 and recorded September 25, 2009 as Document No. 0926818079, as amended from time to time, together with their undivided percentage interest in the common elements.

#### Parcel 2:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the Easement Agreement dated September 9, 2005 by and between The Art Institute of Chicago, an Illinois not-for-profit corporation and Monroe/Wabash Development, LLC, a Delaware limited liability company recorded September 9, 2005 as document number 0525232121 for ingress and egress through the Lobby Area as described therein and pursuant to the terms contained therein.

#### Parcel 3:

Non-exclusive easements appurtenant to and for the benefit of Parcel 1 as created by the Reciprocal Easement and Operating Agreement dated September 25, 2009 and recorded September 25, 2009 as Document No. 0926818077 by and between Monroe/Wabash Development, LLC, a Delaware limited liability company and Monroe/Wabash SAIC, LLC, a Delaware limited liability company (its successors, grantees and assigns) for support, common walls, ceilings and floors, equipment and utilities, ingress and egress, maintenance and encroachments, over the land described therein.

Grantor also hereby grants to the grantees, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

PINs: 17-15-101-026-1071 (Unit 2505), 17-15-101-026-1576 (Unit Parking Space 12-29)  
Commonly known as: 60 East Monroe Street, Unit 2505, Chicago, Illinois 60603

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## STATEMENT BY GRANTOR / GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Subscribed and sworn before me this 30<sup>th</sup> day  
of March, 2015.

Shana M. Jones  
OFFICIAL SEAL  
Notary Public - State of Illinois  
My Commission Expires Aug 10, 2018

Gary A. Schultz  
Gary A. Schultz

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Subscribed and sworn before me this 30<sup>th</sup> day  
of March, 2015.

Shana M. Jones  
Notary Public  
OFFICIAL SEAL  
SHANA M JONES  
Notary Public - State of Illinois  
My Commission Expires Aug 10, 2018

Gary A. Schultz  
Gary A. Schultz, not individually but as trustee of  
the GARY A. SCHULTZ DECLARATION OF  
TRUST

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[ATTACH TO DEED OR ABI TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER PROVISIONS OF SECTION 45 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.]