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WARRANTY DEED IN TRUST

PREPARED BY AND AFTER
RECORDING RETURN TO:

Brett N. Cagan, Esq.
Patzik, Frank & Samotny Ltd.
150 S. Wacker Drive, Suite 1500
Chicago, IL 60606

Doc#: 1516215031 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/11/2015 01:15 PM Pg: 1 of 5

(Reserved for Recorders Use Only)

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **SCOTT A. RAFFERTY**, as Trustee of the **SCOTT A. RAFFERTY DECLARATION OF TRUST DATED 07/30/2008**, of the County of Cook, State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants unto **MARY E. RAFFERTY** ("Grantee Trustee"), and/or her successors in trust, not individually, but as trustee under the provisions of a Trust Agreement establishing the **MARY E. RAFFERTY DECLARATION OF TRUST, as amended** ("Grantee"), and as may be further amended from time to time (referred to herein as the "Trust Agreement"), his entire undivided one-half (1/2) interest in the real estate commonly known as 1000 N. Lake Shore Drive, #1005, Chicago, Illinois 60611, situated in the County of Cook, in the State of Illinois and more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

Subject to real estate taxes for the year 2015 and subsequent years.

TO HAVE AND TO HOLD the said Property with the appurtenances, upon the trusts and for the uses and purposes set forth herein and in the Trust Agreement.

In addition to all of the power and authority granted to the Grantee Trustee by the terms of the Trust Agreement, full power and authority is hereby granted to the Grantee Trustee with respect to the Property or any part thereof to do any one or more of the following: improve, manage, protect and subdivide the Property or any part thereof; dedicate parks, streets, highways or alleys and vacate any subdivision or part thereof, and to resubdivide the Property as often as desired; contract to sell or convey the Property on any terms either with or without consideration; grant options to purchase; convey the Property 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 the Grantee Trustee; donate, dedicate, mortgage, pledge or otherwise encumber the Property, or any part thereof; operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on the Property; lease, from time to time, in possession or reversion, by leases to commence at the present or in the future, 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; 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; contract to make leases,

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grant options to lease, options to renew leases and options to purchase the whole or any part of the reversion; contract with respect to fixing the amount of present or future rentals; partition or exchange the Property for other real or personal property; grant easements or charges of any kind, to release, convey or assign any right or title or interest in or about or easement appurtenant to the Property or any part thereof; enter into contracts or other agreements containing provisions exculpating the Grantee Trustee from personal liability; and deal with the 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 the Grantee Trustee in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Grantee Trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the Property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Grantee Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement. Every deed, trust deed, mortgage, lease or other assignment, instrument or document executed by the Grantee Trustee in relation to the Property 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 trusts created by this Indenture and by the Trust Agreement were 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 the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Grantee Trustee were duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other assignment instrument or document, 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 their predecessors in trust.

And said GRANTOR hereby expressly waives and releases 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.

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX

11-Jun-2015



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

17-03-204-063-1070 | 20150601694423 | 0-415-597-440

REAL ESTATE TRANSFER TAX

11-Jun-2015



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-03-204-063-1070 | 20150601694423 | 1-975-534-464

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EXHIBIT A

UNIT NO. 1005 IN 1010 LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON SURVEY OF PART OF LOT 'A' DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT, 90.60 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST PERPENDICULARLY TO SAID EAST LINE, 114.58 FEET TO THE POINT OF INTERSECTION WITH A LINE WHICH IS 22.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTH PORTION OF SAID LOT 'A'; THENCE NORTH ALONG SAID PARALLEL LINE AND SAID PARALLEL LINE EXTENDED 24.605 FEET; THENCE WEST ALONG A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF SAID LOT, 55.52 FEET MORE OR LESS TO A POINT ON THE WEST LINE OF THE NORTH PORTION OF SAID LOT; THENCE NORTH ALONG SAID WEST LINE OF THE NORTHWEST CORNER OF SAID LOT; THENCE EAST ALONG THE NORTH LINE OF SAID LOT TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO THE POINT OF BEGINNING; SAID LOT 'A' BEING A CONSOLIDATION OF LOTS 1 AND 2 IN BLOCK 2 IN POTTER PALMER'S LAKE SHORE DRIVE ADDITION TO CHICAGO, IN THE NORTH 1/2 OF BLOCK 7 AND OF PART OF LOT 21 IN COLLINS' SUBDIVISION OF THE SOUTH 1/2 OF BLOCK 7 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY AMALGAMATED TRUST AND SAVING BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 18, 1976 KNOWN AS TRUST NUMBER 3068, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 23675016; TOGETHER WITH ITS UNDIVIDED PER CENT INTEREST IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM AFORESAID (EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-03-204-063-1070

Common Address: 1000 N. Lake Shore Drive, #1005, Chicago, Illinois 60611

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STATEMENT BY GRANTOR AND GRANTEE

The grantor affirms that, to the best of his knowledge, the names 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.

Date: April 30, 2015

Signature: _____

Subscribed and sworn to before me
by GRANTOR
this 30th day of April
2015.

[Signature]
Notary Public



The grantee 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 in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: April 30, 2015

Signature: _____

Subscribed and sworn to before me
by GRANTOR
this 30th day of April
2015.

[Signature]
Notary Public

