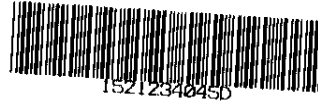


# UNOFFICIAL COPY

This Instrument Prepared by and After  
Recording Return to:

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



Doc#: 1521234045 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/31/2015 01:05 PM Pg: 1 of 4

*This Space for Recorder's Use Only*

## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that DOLORES K. HANNA, a widow, of Cook County, Illinois ("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 DOLORES K. HANNA or any successors in trust, not individually but solely as Trustee of the DOLORES K. HANNA DECLARATION OF TRUST dated July 1, 2015 ("Grantee" or "Trustee"), having an address of 175 E. Delaware Place, Unit 6807, Chicago, IL 60611, 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:** 17-03-220-020-1432

**Common Street Address:** 175 E. Delaware Place, Unit 6807, Chicago, IL 60611

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, her successors-in-trust and assigns, for the uses and purposes herein and in said trust agreement set forth.

*[signature and notary page follows]*

# UNOFFICIAL COPY

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 exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the 1 day of July, 2015.

Dolores K. Hanna  
Dolores K. Hanna

STATE OF ILLINOIS )  
  )    ss.  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that DOLORES K. HANNA, personally known or proven to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her respective free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of July, 2015.



Mary A. Spengler (Notary Public)

Exempt from Illinois Real Estate Transfer Taxes under 35 ILCS 200/31-45(e), and from Cook County Real Estate Transfer Taxes under Cook County Code of Ordinances Sec. 74-106(5), and from Chicago Real Property Transfer Tax under 3-33-060(E)

**Send Subsequent Tax Bills To:**

Dolores K. Hanna, Trustee  
175 E. Delaware Place, Unit 6807  
Chicago, Illinois 60611

Dolores K. Hanna  
Grantor, Grantee or Agent

Dated as of the date of this Deed

City of Chicago  
Dept. of Finance  
**692222**

7/31/2015 12:54  
dr00111



Real Estate  
Transfer  
Stamp  
**\$0.00**

Batch 10,294,799

# UNOFFICIAL COPY

## Exhibit A

### Legal Description

UNIT 6807 OF THE 175 EAST DELAWARE PLACE CONDOMINIUM AS DELINIATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED COLLECTIVELY AS PARCEL).

PARTS OF THE LAND, PROPERTY, AND SPACE BELOW AT AND ABOVE THE SURFACE OF THE EARTH, LOCATED WITHIN THE BOUNDRIES PROJECTED VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH, OF A PARCEL OF LAND COMPRISED OF LOT 17 (EXCEPT THE EAST 16 FEET THEREOF) AND ALL OF LOTS 18 TO 28 INCLUSIVE, IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL  $\frac{1}{4}$  OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ALSO LOTS 1 TO 4 INCLUSIVE, IN COUNTY CLERK'S DIVISION OF THE WEST 300 FEET OF THAT PART OF LOTS 16, 17, 18 AND 19 IN BLOCK 14 LYING EAST OF THE LINCOLN PARK BOULEVARD IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL  $\frac{1}{4}$  OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, CONVEYED BY DEED DATED JULY 27, 1973 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON JULY 30, 1973 AS DOCUMENT 22418957, FROM JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, A CORPORATION OF MASSACHUSETTS, TO LA-SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, NOT INDIVIDUALLY BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973 AND KNOWN AS TRUST NUMBER 45450.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 175 EAST DELAWARE PLACE, CHICAGO, ILLINOIS, MADE BY LA-SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973 AND KNOWN AS TRUST NUMBER 45450 AND RECORDED ON AUGUST 10, 1973 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 22434263, TOGETHER WITH ITS UNDIVIDED PER CENT INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

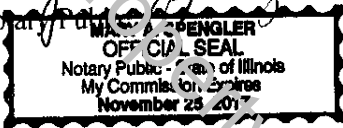
# UNOFFICIAL COPY

## STATEMENT BY GRANTOR / GRANTEE

The grantor or her agent affirms that, to the best of her 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 1st day  
of July, 2015.

Mary A. Spengler  
Notary Public



D. K. Hanna, as Attorney for Grantor  
Dolores K. Hanna

The grantee or her 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 1st day  
of July, 2015.

Mary A. Spengler  
Notary Public



D. K. Hanna, as Attorney for Grantee  
Dolores K. Hanna, not individually but as trustee of  
the DOLORES K. HANNA 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.]