

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

**THE GRANTOR**, Lynn S. Warren, of the City of Chicago and of the County of Cook and State of Illinois, for and in consideration of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto Lynn Warren, as Trustee of the Lynn Warren Trust dated February 11, 2013, or her successor or successors in trust (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:



Doc#: 1614619101 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/25/2016 10:47 AM Pg: 1 of 5

UNIT 3215 IN 2800 LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE, (HEREINAFTER REFERRED TO AS PARCEL):

THE SOUTH 60 FEET (EXCEPT THE WEST 400 FEET THEREOF) OF LOT 6 AND LOT 7 (EXCEPT THE WEST 400 THEREOF), IN THE ASSESSORS' DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL ½ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PREMISES BEING OTHERWISE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 7, 400 FEET EAST OF THE WEST LINE THEREOF (SAID WEST LINE BEING COINCIDENT WITH THE WEST LINE OF THE NORTHEAST FRACTIONAL ¼ OF SECTION 28, AFORESAID), THENCE NORTH PARALLEL WITH THE WEST LINE OF LOT 7 TO THE DIVIDING OR BOUNDARY LINE BETWEEN THE LANDS OF LINCOLN PARK COMMISSIONERS AND THE LANDS OF SHORE OWNERS AS ESTABLISHED BY THE DECREE OF THE CIRCUIT COURT OF COOK COUNTY ILLINOIS, ENTERED OCTOBER 31, 1904 IN CASE NUMBER 256886 ENTITLED "AUGUSTA LEHMANN AND OTHERS AGAINST LINCOLN PARK COMMISSIONERS" RUNNING THENCE SOUTH EASTERLY ALONG SAID BOUNDARY LINE TO THE SOUTH LINE OF SAID LOT 7 AND RUNNING THENCE WEST ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 2800 LAKE SHORE DRIVE CONDOMINIUM ASSOCIATION REGISTERED BY AS LR3096368, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-28-207-004-1504

Address of real estate: 2800 N. Lake Shore Drive, Apt. 3215, Chicago, Illinois 60657-6232

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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

**SUBJECT TO:** General real estate taxes not yet due and payable and subsequent years and all covenants, conditions and restrictions of record.

**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement 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, streets, 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 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 trust agreement; 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 trust agreement 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 trust agreement 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 it, his, her 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.

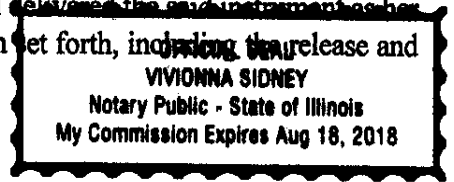
# UNOFFICIAL COPY

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 27<sup>th</sup> day of October, 2015.

  
Lynn S. Warren

State of Illinois, County of COOK ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Lynn S. Warren is 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

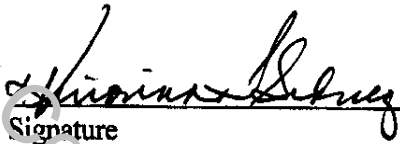



Given under my hand and official seal this 27<sup>th</sup> day of October 2015.

Notary Public



I hereby declare that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45(e), Real Estate Transfer Tax Law.

10-27-15  
Dated

  
Signature

REAL ESTATE TRANSFER TAX		25-May-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-28-207-004-1504 | 20160501605016 | 0-388-176-192  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		25-May-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-28-207-004-1504 | 20160501605016 | 1-753-291-072

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PREPARED BY AND MAIL TO:

Anthony L. Frink  
Holland & Knight LLP  
131 S. Dearborn Street, 30<sup>th</sup> Floor  
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:

Lynn S. Warren  
2800 N. Lake Shore Drive, Apt. 3215  
Chicago, Illinois 60657-6232

Property of Cook County Clerk's Office

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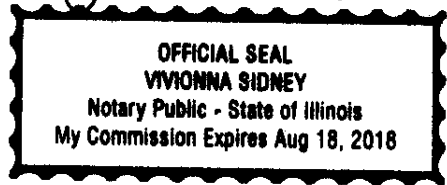
## STATEMENT BY GRANTOR AND GRANTEE

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.

Dated October 27, 20 15

Signature: *Lynn S. Warren*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Lynn S. Warren  
This 27th day of October, 20 15  
Notary Public Vivionna Sidney

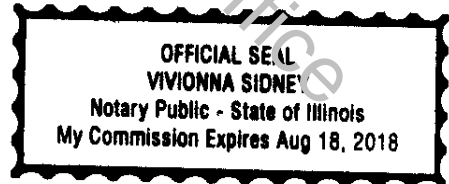


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate 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 October 27, 20 15

Signature: *Lynn S. Warren*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Lynn S. Warren  
This 27th day of October, 20 15  
Notary Public Vivionna Sidney



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 4 of the Illinois Real Estate Transfer Tax Act.)