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Doc#: 1619018145 Fee: \$58.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/08/2016 01:29 PM Pg: 1 of 6

Dec ID 20160601616258
ST/CO Stamp 1-843-277-120 ST Tax \$685.00 CO Tax \$342.50
City Stamp 0-305-354-048 City Tax: \$7,192.50

WARRANTY DEED IN TRUST

Send Subsequent Tax Bills to:

James Embrescia
1101 W. Lake St.
Unit 3E
Chicago, Illinois 60607

Mail to:

Lisa Saul
24 W. Erie St.
Suite 4A
Chicago, Illinois 60654

THE GRANTORS, **Cynthia S. Rowsey, married to Michael Rowsey and Kaitlyn A. Rowsey, an unmarried women**, of the City of Chicago, County of Cook, State of Illinois for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid CONVEYS and WARRANTS to **James Embrescia, not individually, but as Trustee of the James Embrescia 2001 Living Trust u/a/d 8/3/2001, as amended** (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:

See Legal Description attached hereto as Exhibit A

Property Index Number: 17-08-428-026-1014

Common Address: 1101 W. Lake St., Unit 3E, Chicago, Illinois 60607

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and by-laws, if any; and general real estate taxes not yet due and payable at the time of Closing.

****This is NOT Homestead Property for Cynthia S. Rowsey or Michael Rowsey****

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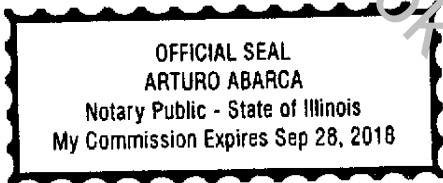
IN WITNESS WHEREOF, said Grantor has caused her names to be signed to these presents this 16 day of June, 2016.

X Cynthia S. Rowsey
Cynthia S. Rowsey

STATE OF Illinois
COUNTY OF Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Cynthia S. Rowsey, married to Michael Rowsey** 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 severally acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 16 day of June, 2016.



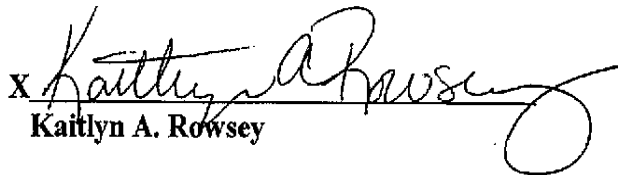
Arturo Abarca

Notary Public

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

IN WITNESS WHEREOF, said Grantor has caused her name to be signed to these presents this 16 day of June, 2016.

X 
Kaitlyn A. Rowsey

STATE OF California
COUNTY OF _____

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that, **Kaitlyn A. Rowsey, an unmarried women**, 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 severally acknowledged that she signed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal this _____ day of June, 2016.

*** SEE ATTACHED***

Notary Public

This Instrument was prepared by:

Steven E. Moltz
PALMISANO & MOLTZ
19 S. LaSalle Street
Suite 900
Chicago, Illinois 60603

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

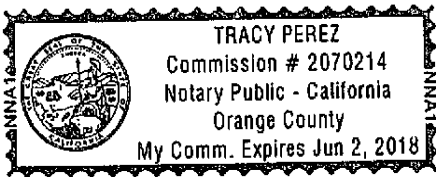
On June 16, 2016 before me, Tracy Perez, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Kaitlyn A. Rowsey
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: June 16, 2016 Number of Pages: 3

Signer(s) Other Than Named Above: Cy Hilda S. Rowsey

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

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TO HAVE AND TO HOLD the same unto the Grantee as aforesaid and to the proper use, benefit and behalf of the Grantee forever.

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 premise 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 99 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 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 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.

And the 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.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said Deed or Deeds in Trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This Deed is made subject to the lien of every Trust Deed or Mortgage (if any there be) of record in said county affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT 3E IN THE 1101 WEST LAKE STREET CONDOMINIUM, AS SHOWN ON THAT CERTAIN ATLA/ACSM LAND TITLE SURVEY, DATED DECEMBER 17, 2003 PREPARED BY PROFESSIONALS ASSOCIATED SURVEY, INC. AND BEING A PORTION OF THAT CERTAIN PARCEL KNOWN AS LOTS 1 AND 2 IN HAYES AND SHELBY'S SUBDIVISION OF BLOCK 30 IN CARPENTER'S ADDITION TO CHICAGO IN SECTION 8, 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 RECORDED JANUARY 18, 2004 AS DOCUMENT 0401644052, AS AMENDED BY AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0603232127, AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF G-4, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT NUMBER 0603232127.

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