

UNOFFICIAL COPY

Doc#: 1621855095 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/05/2016 01:48 PM Pg: 1 of 4

Dec ID 20160801641030
ST/CO Stamp 0-662-659-904 ST Tax \$45.00 CO Tax \$22.50
City Stamp 1-199-530-816 City Tax: \$472.50

WARRANTY DEED ILLINOIS STATUTORY

16250561UH (1all)

Property of Cook County Clerk's Office

(The Above Space for Recorder's Use Only)

Chicago Title

THE GRANTOR Thomas Eiseman, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Adele Rose Duba-Nagel * dated 8/4/2004, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

* AS trustee OF The Adele Rose Duba-Nagel Trust

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Und

Permanent Index Number(s): 17-04-217-136-11296


Property Address: 1344 N. Dearborn St., G-116, Chicago, IL 60610

Robin

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.

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

Dated this 2nd day of August, 2016

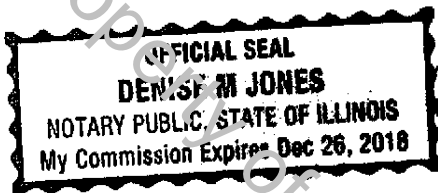
 (Seal)
Thomas Eiseman

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS,
COUNTY OF)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas Eiseman 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 he signed, sealed and delivered in the instrument as his 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 notarial seal, this 2nd day of August, 2016.



Denise M. Jones

Notary Public

THIS INSTRUMENT PREPARED BY
Law Office of Judy L. DeAngelis
767 Walton Lane
Grayslake, IL 60030

MAIL TO:

Baugh Dalton LLC
135 S. LaSalle St., Suite 2100
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

Adele Rose Duba-Nagel (ITA dated 8/4/2004)
1344 N. Dearborn St.
G-116
Chicago, IL 60610

Property of Cook County Clerk's Office

UNOFFICIAL COPY

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 16ST05661VH

For APN/Parcel ID(s): 17-04-217-136-1129

Unit G-116 in the 1344 North Dearborn Private Residences Condominium as delineated on a survey of the following described real estate: Lot 4 and the North 1/2 of Lot 5 in the Subdivision of Block 15 (except the North 47 10/12 feet) in Bronson's addition to Chicago in Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, also Lot 6 and the South 1/2 of Lot 5 in Borden Miller and Woolfing's Subdivision of Block 15 (except the North 47 10/12 feet thereof) in Bronson's addition to Chicago, which survey is attached as Appendix "A" to the Declaration of Condominium recorded as Document Number 99936671; together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

County of Cook County Clerk's Office