

34137
DEED IN TRUST

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1634049337D

Doc# 1634049337 Fee \$46.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/05/2016 02:21 PM PG: 1 OF 5

The Grantor, PAUL DECARLO, a single man, in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration, in hand and paid, CONVEYS AND WARRANTS to JAY S. LEWKOWITZ, AS TRUSTEE OF THE JAY S. LEWKOWITZ TRUST DATED OCTOBER 29, 1991, AS RESTATED, the following real estate, to wit:

mail to

Proper Title, LLC
180 N. LaSalle St. 1920
Chicago, IL 60601

SEE EXHIBIT "A" ATTACHED

PT#- 34137

PERMANENT INDEX NUMBER: 14-21-306-038-1004

ADDRESS OF REAL ESTATE: 3470 NORTH LAKESHORE DRIVE, UNIT 5A, CHICAGO, IL 60657

SUBJECT TO: covenants, conditions and restrictions of record, condominium declaration and by-laws, both as amended, public utility easements, building lines, encroachments of record, special taxes or assessments, confirmed or unconfirmed and general real estate taxes for 2016 and pursuant to the terms set forth below.

Except as prohibited by the Illinois Condominium Property Act and the Condominium Declaration referenced in the legal description above, as amended, the By-Laws of the Condominium Association and consistent with the aforementioned laws, conditions and covenants, full power and authority are hereby granted to said trustee to improve, manage and/or protect the unit and benefits appurtenant thereto conveyed hereby; 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, a period longer than twenty-one (21) years after the death of the survivor of the now living descendants of President Barack Obama; 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 unit 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.

The Grantor has no knowledge of the contents of the trust and makes no representations by this conveyance to any party dealing with the grantee, trustee in relation to the unit or to whom said unit shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, concerning the terms and contents of the trust, or the existence thereof. The trustee warrants by accepting delivery of this Deed In Trust that: a) at the time of the delivery of this Instrument, the trust referenced herein exists in writing and said trust agreement, as amended or restated, is in full force and effect; b) that he is doing so in accordance with any conditions and limitations contained in said trust as amended or restated and that is binding upon all beneficiaries thereunder; and c) that he is duly authorized and empowered to accept delivery of this Deed in Trust in accordance with any conditions and limitations contained in said trust as amended or restated.

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This Instrument conveys lawful title, to the unit and rights appurtenant to it described herein, to the trustee. This Instrument does not create a trust said trustee representing and warranting to the Grantor, by accepting delivery of this Instrument, that the terms of the trust, as amended or restated, set forth an existing and lawful trust agreement that is in full force and effect; Grantor makes no warranties to the trustee or any beneficiaries thereunder aside from those set forth in Grantor's Affidavit of Title delivered contemporaneously herewith.

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 and sale on execution or otherwise.

In WITNESS WHEREOF, the GRANTOR aforesaid has hereunto set his hands and seals on the date stated herein.

Dated this the 28th day of NOVEMBER, 2016.

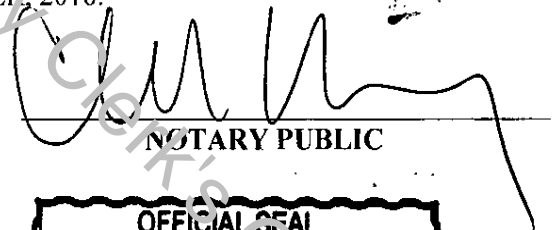


PAUL DECARLO

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the aforesaid State and County, DO HEREBY CERTIFY that PAUL DECARLO appeared before me this day in person and signed this document in my presence and acknowledged that he set his hands, signed, sealed and delivered this instrument as his free and voluntary act for the uses and purposes set forth herein, including, but not limited to, the release and waiver of any right of homestead under the laws of the State of Illinois.

Given under my hand and official seal this 28th day of NOVEMBER, 2016.



NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
CHARLES F. MORRISSEY, ESQ.
McCabe Miller & Morrissey, LLC
55 EAST MONROE STREET, SUITE 2905
CHICAGO, IL 60603



MAIL TO:

NEAL M. ROSS, ESQ.
670 NORTH CLARK STREET
SUITE 300-W
CHICAGO, ILLINOIS 60654

SEND SUBSEQUENT TAX BILLS TO:

JAY S. LEWKOWITZ, TRUSTEE
3470 NORTH LAKESHORE DRIVE
UNIT 5A
CHICAGO, IL 60657

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EXHIBIT A

UNIT 5A AS DELINEATED ON SURVEY OF THE FOLLOWING PARCELS OF REAL ESTATE THEREINAFTER REFERRED TO COLLECTIVELY AS "PARCEL": THAT PART OF THE SOUTHERLY 40 FEET OF LOT 37 LYING SOUTHWESTERLY OF THE WEST LINE OF SHERIDAN ROAD (EXCEPTING THEREFROM THE WESTERLY 54.75 FEET) IN BLOCK 13 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21, BOTH INCLUSIVE, AND 33 TO 37, BOTH INCLUSIVE, IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN. THE NORTHERLY 25 FEET AT RIGHT ANGLES WITH NORTHERLY LINE THEREOF OF THE FOLLOWING DESCRIBED TRACT OF LAND; THAT PART OF LOT 1 IN THE SUBDIVISION OF BLOCK 16 IN HUNDLEY'S SUBDIVISION OF LOTS 3 TO 21, BOTH INCLUSIVE AND 33 TO 37, BOTH INCLUSIVE, IN PINE GROVE IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LOT WITH THE WESTERLY LINE OF SHERIDAN ROAD; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 150 FEET; THENCE SOUTHERLY TO A POINT IN THE SOUTH LINE OF SAID LOT A DISTANCE OF 190 FEET EASTERLY FROM THE WESTERLY LINE OF SAID LOT AND BEING ON THE NORTHERLY LINE OF HAWTHORNE PLACE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT, 150.84 FEET TO THE WESTERLY LINE OF SHERIDAN ROAD; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SHERIDAN ROAD, 298.96 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY COSMOPOLITAN NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 15666 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT 20446824 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TORRENS TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT LR 2380325 ON APRIL 1, 1968; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

Commonly known as 3470 NORTH LAKESHORE DRIVE UNIT 5A, Chicago, Illinois 60657
Parcel ID(s): 14-21-306-038-1004

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REAL ESTATE TRANSFER TAX

29-Nov-2016



CHICAGO:

3,150.00

CTA:

1,260.00

TOTAL:

4,410.00

14-21-306-038-1004 | 20161101685952 | 1-706-709-184

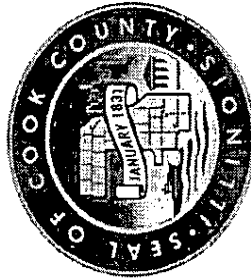
* Total does not include any applicable penalty or interest due

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REAL ESTATE TRANSFER TAX

29-Nov-2016



COUNTY:
ILLINOIS:
TOTAL:

210.00
420.00
630.00

14-21-306-038-1004

20161101685952

1-277-522-112

Property of Cook County Clerk's Office