

# UNOFFICIAL COPY

Doc#: 1735449057 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/20/2017 10:28 AM Pg: 1 of 3

WARRANTY DEED IN TRUST  
ILLINOIS STATUTORY  
INDIVIDUAL

PT17-44104KA 10/12

Dec ID 20171101659607  
ST/CO Stamp 2-096-449-568 ST Tax \$1,457.50 CO Tax \$728.75  
City Stamp 1-448-257-568 City Tax: \$15,303.75

1/2 mail to  
Proper Title, LLC  
180 N. LaSalle Ste. 1920  
Chicago, IL 60601  
PT17-44104FA

THE GRANTOR(S), TERRENCE M. WALSH, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT KNOWN AS THE TERRENCE M. WALSH TRUST DATED MARCH 20, 1986 AS TO AN UNDIVIDED 50% INTEREST and JANICE E. WALSH, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT KNOWN AS THE JANICE E. WALSH TRUST DATED JANUARY 13, 2005 AS TO AN UNDIVIDED 50% INTEREST, of the City of Chicago, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Lindsey W. Hazlehurst, as Trustee of the Lindsey W. Hazlehurst Revocable Trust, dated July 9, 2009, of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit

**See Exhibit "A" attached hereon and made a part hereof**

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.

Permanent Real Estate Index Number(s): 17-10-221-083-1062 and 17-10-221-083-1212

Address(es) of Real Estate: 445 E. North Water Street, Unit 1803, Chicago, IL 60641

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, deed, 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



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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. 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.

Dated this 1st day of December, 2017.

By: [Signature]  
Terrence M. Walsh, as Trustee of Terrence M. Walsh Trust dated March 20, 1986

By: [Signature]  
Janice E. Walsh, as Trustee of Janice E. Walsh Trust dated January 13, 2005

STATE OF ILLINOIS, COUNTY OF Lake SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Terrence M. Walsh, as Trustee of Terrence M. Walsh Trust dated March 20, 1986 and Janice E. Walsh, as Trustee of Janice E. Walsh Trust dated January 13, 2005, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 1st day of December, 2017.

[Signature]  
Notary Public



\_\_\_\_\_  
Lindsey Hazlehurst

Signing as Trustees for purpose of accepting the Trust for property located at:  
445 E. North Water Street, Unit 1803  
Chicago, IL 60611

Prepared by:  
Law Office of Judy DeAngelis  
767 Walton Lane  
Grayslake, IL 60030

Mail-to:  
Dean Kalamatianos  
Law Office of Dean Kalamatianos  
2045 W. Grand Ave., Suite 203  
Chicago, IL 60612

Name and Address of Taxpayer:  
Lindsey Hazlehurst, Trustee  
445 E. North Water Street, Unit 1803  
Chicago, IL 60611



First American  
Title Insurance Company

Warranty Deed in Trust - Individual

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## EXHIBIT 'A' / LEGAL DESCRIPTION

PARCEL 1: UNITS E1803 & P-113 IN THE RIVERVIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF BLOCK 14, (EXCEPT THE NORTH 6.50 FEET THEREOF, DEDICATED TO THE CITY OF CHICAGO FOR SIDEWALK PURPOSES PER DOCUMENT NO. 8763094), IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00595371, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 00595370.

Commonly known as: 445 E North Water St, Unit 1803, Chicago, IL 60611

Parcel ID(s): 17-10-221-083-1062 & 17-10-221-083-1212