

WARRANTY DEED IN TRUST
ILLINOIS STATUTORY

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Doc#: 1817029397 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/19/2018 01:21 PM Pg: 1 of 4

Dec ID 20180601691063
ST/CO Stamp 0-617-874-208 ST Tax \$1,795.00 CO Tax \$897.50
City Stamp 0-894-479-648 City Tax: \$18,847.50

Mail To: 1874/18570300LF
CT
Matthew J. Swank, Esq.
Peter J. Latz & Associates LLC
104 N. Oak Park Ave., Suite 200
Oak Park, IL 60301

Name & Address of Taxpayer:

U.S. Bank, ATTN: John Vitale
1026 Ogden AVE., 2ND Floor
Lisle, IL 60532

THE GRANTOR(S), Philip L. Bronstein and Jody Lynn Brott, husband and wife, 30 W. Oak Street, Unit 4D, City of Chicago, County of Cook, State of Illinois 60610, for and in consideration of TEN & 00/100 DOLLARS (\$10.00), and other good and valuable consideration to them in hand paid, CONVEY(S) and WARRANT(S) to U.S. Bank Trust National Association SD as Trustee of the Jeffrey William Glazer 1961 B Trust dated January 16, 1961, duly authorized to accept and execute said trust within the State of Illinois, c/o 30 W. Oak Street, Unit 4D, Chicago, IL 60610, the following described Real Estate situated in the County of Lake, State of Illinois, to wit:

(SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF)

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions, and restrictions of record as to use and occupancy; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; public and utility easements that parallel the lot lines and which do not underlie the improvements; acts done or suffered through or by the Grantee

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

Permanent Index Number(s): 17-04-424-055-1004

Address(es) of Real Estate: 30 W. Oak Street, Unit 4D, Chicago, IL 60610

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real

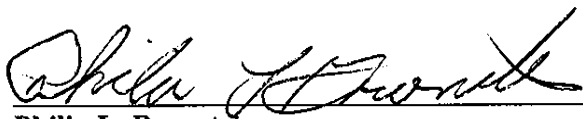
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estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, 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 in said 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 all amendments thereof, if any, and binding upon all beneficiaries hereunder, (c) that said Trustee, or any successor in trust, 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 under said Trust Agreement 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 any 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.

Dated this 15th day of June, 2018.


Philip L. Bronstein


Jody Lynn Brott

REAL ESTATE TRANSFER TAX 15-Jun-2018

COUNTY:	897.50
ILLINOIS:	1,795.00
TOTAL:	2,692.50

17-04-424-055-1004

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REAL ESTATE TRANSFER TAX 15-Jun-2018

CHICAGO:	13,462.50
CTA:	5,385.00
TOTAL:	18,847.50

17-04-424-055-1004

| 20180601691063 | 0-894-479-648

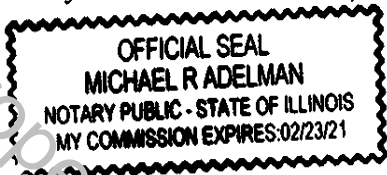
* Total does not include any applicable penalty or interest due.

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STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Philip L. Bronstein and Jody Lynn Brott** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their own 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 15th day of June, 2018.



Michael R. Adelman
Notary Public

Prepared By: Michael R. Adelman, Attorney At Law
1190 W. Old Mill Road
Lake Forest, Illinois 60045-3714
847-615-0210, FAX 847-615-0225

Property of Cook County Clerk's Office

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EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

Unit 4D, together with the exclusive right to use Parking Space P-2, and Storage Space S-23, limited common elements, in the 30 W. Oak Condominium as delineated on the Plat of Survey of that part of the following parcels of real estate; the South 90.0 feet of Lots 1 and 2, taken as a tract, in the Subdivision of Block 16 in Bushnell's Addition to Chicago in the East Half of the Southeast Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois,

And also

That part of Lots 1 and 2 (except the South 90.0 feet thereof), taken as a tract, lying below a horizontal plane of 14.91 feet above Chicago City Datum, in the Subdivision of Block 16 in Bushnell's Addition to Chicago in the East Half of the Southeast Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit C to the Declaration of Condominium recorded October 18, 2006 as document number 629110006, as amended by First Amendment recorded December 1, 2006 as document number 0633517012, Second Amendment recorded December 18, 2006 as document number 0635215100, Third Amendment recorded December 27, 2006 as document number 0636109036, and Fourth Amendment recorded December 29, 2006 as document number 0636309031, and as further amended from time to time, together with their undivided percentage interest in the common elements.

Parcel 2:

Non-exclusive easements for the benefit of Parcel 1 as created by Easement Agreement, recorded October 18, 2006 as document number 629110005, over the burdened Land described therein, for Ingress and Egress for persons, material and equipment to the extent necessary to permit the maintenance and repair of the Land therein referred to as the "Condo Garage." (Said burdened Land commonly referred to in said agreement as the "Townhome Parcel" and "Townhome Improvements.")

PIN

17-04-424-055-1004

COMMON ADDRESS

30 W. Oak Street, Unit 4D, Chicago, IL 60610