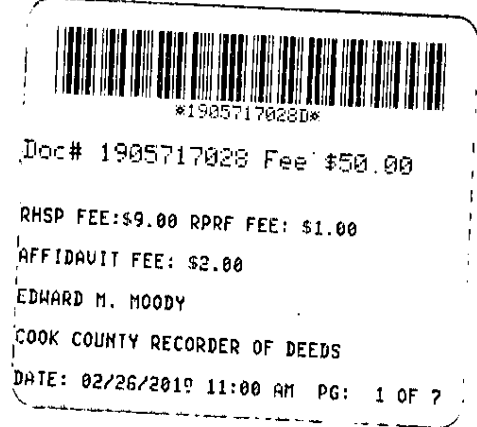


**WARRANTY
DEED IN TRUST**

UNOFFICIAL COPY

Taxes to:

Ernest Karamas
1490 S. Highland
Lombard IL 60148



THIS INDENTURE WITNESSETH, THAT THE GRANTORS **Ernest Karamas**, a widowed man of 1490 S. Highland Ave, Lombard, IL 60148, and **Margaret Gorman**, a unmarried woman, of 1529 N. LeClaire Ave, Chicago, IL 60651, of Cook County and State of Illinois, for and in consideration of Ten Dollars and 00/100 (\$10.00), in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, convey and WARRANT unto **GRANTEES, Ernest Karamas, as trustee of the KG Condominium Trust A**, dated December 31, 2018, whose address is 1490 S. Highland Ave, Lombard IL 60148, an undivided one half interest in the following properties, and to **Margaret Gorman, as trustee of the KG Condominium Trust B**, dated December 31, 2018, whose address is 1529 N. LeClaire Ave, Chicago, IL 60651, an undivided one half interest in the following described real estate in the County of Cook and State of Illinois, to-wit:

See attached Exhibit "A"

Commonly known as: **2740 N. Pine Grove, Chicago, IL 60614, Units 7D, 17E and 21F, and 233 E. Erie, Chicago, IL 60611, Unit #1603.**

Property Index Numbers: **14-28-309-031-1064,**
14-28-309-031-1092,
14-28-309-031-1114, and
17-10-203-027-1073.

together with the tenements, privileges and appurtenances thereunto belonging.

SUBJECT TO: all easements, restrictions and conditions of record and the declaration of condominium.

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.

THE TERMS AND CONDITIONS APPEARING ON PAGE 3 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

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 exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal

this 12-31 day of 12/31, 2018.

Ernest Karamas (SEAL)
Ernest Karamas

Margaret Gorman (SEAL)
Margaret Gorman

[Signature]
Except pursuant to (e) of the Section 31-45 of the Illinois RE transfer Act.

[Handwritten mark]

UNOFFICIAL COPY

Acceptance by Trustee of one half undivided interest

Ernest Karamas
Ernest Karamas, as trustee of
the KG Condominium Trust A

Acceptance by Trustee of one half undivided interest

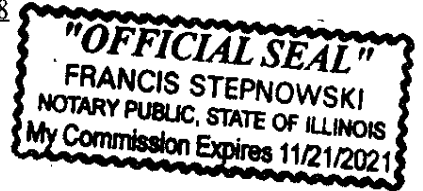
Margaret Gorman
Margaret Gorman, as trustee of
the KG Condominium Trust B

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, Francis Stepnowski a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ernest Karamas, personally known to me to be the same persons whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered of said instrument as a freed 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 seal this 31 day of December, 2018

Francis Stepnowski
NOTARY PUBLIC



STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, Francis Stepnowski a Notary Public in and for said County, in the State aforesaid, do hereby certify that Margaret Gorman, personally known to me to be the same persons whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered of said instrument as a freed 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 seal this 31 day of December, 2018

Francis Stepnowski
NOTARY PUBLIC



Prepared By: Frank E. Stepnowski Law PC,
1515 N. Harlem Ave, Suite 205-2,
Oak Park, IL 60302

Mail To: Frank E. Stepnowski Law PC,
1515 N. Harlem Ave, Suite 205-2,
Oak Park, IL 60302

REAL ESTATE TRANSFER TAX		26-Feb-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-28-309-031-1064 20190201608180 1-825-998-240		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		26-Feb-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-28-309-031-1064 20190201608180 1-825-457-568		

UNOFFICIAL COPY

TERMS AND CONDITIONS

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 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 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, 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 to 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 successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (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.

This conveyance is made upon the express understanding and conditions that neither Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof.) All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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 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, the intention hereof being to vest in said LaSalle Bank National Association the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Dec 31, 2018

Signature: *Margaret Gorman*
Grantor or Agent

Subscribed and Sworn to before me by the said Margaret Gorman this 31 day of December, 2018



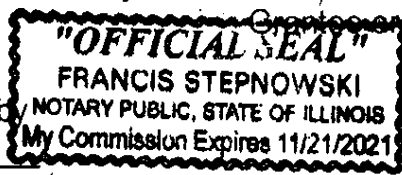
Francis Stepnowski
NOTARY PUBLIC

The grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12/31 2018

Signature: *Ernst Karamas*
Grantee or Agent

Subscribed and Sworn to before me by the said Ernst Karamas this 31 day of December, 2018



Francis Stepnowski
NOTARY PUBLIC

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

Legal Description

2740 Pine Grove, Chicago Illinois, Unit 7-D

Unit No. 7-D in Park View Towers Condominium, As Delineated on Plat of Survey of the following described parcel of Real Estate (hereinafter referred to as "Development Parcel"):

Lots 56 and 57 in Subdivision by Andrew Staffords and Colehour of Blocks 1 and 2 of Out-Lot "A" in Wrightwood, Said Wrightwood being a Subdivision of the Southwest 1/4 of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Also

Lot 11 in Lehman Diversey Boulevard Addition in the Southwest 1/4 of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, Which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium made by LaSalle National Bank, As Trustee Under Trust Agreement Dated May 1, 1971 unknown as Trust No. 42164, and recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document 253 865 11. Together with its undivided .5036 percent of interest in said Development Parcel (excepting from said Development Parcel all of the property and space comprising all of the units thereof as defined and set forth in said Declaration). Together with all rights and Easements appurtenant to.

Commonly known as: 2740 Pine Grove, Chicago, IL, Unit 7-D.

PIN: 14-28-309-031- 1004

2740 Pine Grove, Chicago Illinois, unit 17-E

Unit No. 17-E in Park View Towers Condominium, As Delineated on Plat of Survey of the following described parcel of Real Estate (hereinafter referred to as "Development Parcel"):

Lots 56 and 57 in Subdivision by Andrew Staffords and Colehour of Blocks 1 and 2 of Out-Lot "A" in Wrightwood, Said Wrightwood being a Subdivision of the Southwest 1/4% of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Also

Lot 11 in Lehman Diversey Boulevard Addition in the Southwest 1/4 of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, Which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium made by LaSalle National Bank, As Trustee Under Trust Agreement Dated May 1, 1971 and known as Trust No. 42164, and recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document 25386511, Together with its undivided percent of interest in said Development Parcel (excepting from said Development Parcel all of the property and space comprising all of the units thereof as defined and set forth in said Declaration). In Cook County, Illinois. Together with all rights and Easements appurtenant to.

Commonly known as 2740 Pine Grove, Chicago, IL, Unit 17-E.

PIN: 14-28-309-031-1092

UNOFFICIAL COPY

2740 Pine Grove, Chicago Illinois Legal Description

Unit No. 21-F in Park View Towers Condominium, As Delineated on Plat of Survey of the following described parcel of Real Estate (hereinafter referred to as "Development Parcel"):

Lots 56 and 57 in Subdivision by Andrew Staffords and Colehour of Blocks 1 and 2 of Out-Lot "A" in Wrightwood, Said Wrightwood being a Subdivision of the Southwest $\frac{1}{4}$ of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

A/50

Lot 11 in Lehman Diversey Boulevard Addition in the Southwest $\frac{1}{4}$ of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, Which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium made by LaSalle National Bank, As Trustee Under Trust Agreement Dated May 1, 1971 and known as Trust No. 42164, and recorded in the office of the Recorder of Deeds of Cook County, Illinois as Document 25386511, together with its undivided percent of interest in said Development Parcel (excepting from said Development Parcel all of the property and space comprising all of the units thereof as defined and set forth in said Declaration). Together with all rights and Easements appurtenant to.

Commonly known as:

2740 Pine Grove, Chicago, IL, Unit 21-F.
PIN: 14-28-309-031-1114.

Cook County Clerk's Office

UNOFFICIAL COPY

Gorman/Caramas

233 E. Erie

Legal Description

Parcel 1:

Unit No. 1603 in Streeterville Center Condominium as delineated on Survey of the following: All of the property and space lying above and extending upward from horizontal Plane having an elevation of 119.30 feet above Chicago city datum (and which is also the lower surface of the floor slab of the Ninth floor, in the 26 -story building situated on the Parcel of land hereinafter described and lying within the boundaries projected vertically upward of a parcel of land comprised of Lots 20, 21, 23, 24 and 25 (except that part of Lot 25 lying West of the center of the party wall of the building now standing on the dividing line between Lots 25 and 26), together with the property and space lying below said horizontal plane having an elevation of 119.30 feet above Chicago City Datum and lying above a horizontal plane having an elevation of 118.13 lowest surface of the roof slab of the 8-story building situated on said Parcel of land and lying within the boundaries projected vertically upward of the South 17.96 feet of the aforesaid Parcel of land, All in the Subdivision of the West 394 feet of Block 32, except the East 14 feet of the North 80 feet thereof in McKenzie's addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, Survey id attached to Declaration of Condominium ownership Easements, restrictions, covenants and by-laws for Streetville Center Condominium Association recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document # 26017897; together with its undivided percentage interest in the Common Elements.

Parcel 2:

Easement for the benefit of Lot 25 of the Right to Maintain Party Wall as established by Agreement between Edwin B. Sheldon and Heaton Owsley recorded August 11, 1892, as document # 1715549 on that part of Lots 25 and 26 to Kenzie's addit on aforesaid occupied by the West ½ of the party wall, All in Cook County, Illinois.

Parcel 3:

All those certain Easements, privileges, rights of use of all other Benefits described in that certain Declaration of Covenants, conditions, restrictions and Easements recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document # 26017894, as granted for the benefit of Parcel 1, by a Deed from American National Bank and Trust Company of Chicago, a National Banking Association, as Trustee under Trust Agreement dated December 11, 1980, known as Trust # 5134 to Wendy Young dated October 1, 1981.

PIN: 17-10-203-027-1073

PIN: 17-10-203-026