

UNOFFICIAL COPY

112 Chicago Title
19050280034

Doc#: 1917155009 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/20/2019 08:46 AM Pg: 1 of 4

Dec ID 20190601692380
ST/CO Stamp 0-422-269-024 ST Tax \$1,500.00 CO Tax \$750.00
City Stamp 0-146-092-128 City Tax: \$15,750.00

WARRANTY DEED

THE GRANTORS, JAYNE C. THOMPSON and JAMES R. THOMPSON, husband and wife, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) in hand paid, and of other good and valuable consideration, receipt of

which is hereby duly acknowledged, CONVEYS and WARRANTS unto GRANTEES, VIKRAM LUTHAR and MELER LUTHAR, as Co-Trustees of the VIKRAM LUTHAR TRUST dated February 21, 2012, of the City of Champaign, State of Illinois, the following described Real Estate situated in the City of Chicago, County of Cook, the State of Illinois to wit:

Legal Description

UNITS 3402, P-86, AND P-87 IN THE BRISTOL CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2, 3 AND THE NORTH 13 FEET OF LOT 4, THE SAID NORTH 13 FEET OF LOT 4 BEING MEASURED ALONG A LINE EXTENDED SOUTHWARDLY FROM AND AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 4 IN THE SUBDIVISION OF BLOCK 14 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

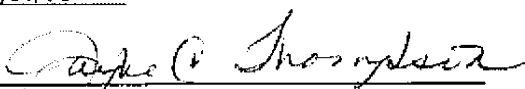
WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 1999 AS DOCUMENT NUMBER 09204746; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Commonly Known As: 57 E. Delaware Place, Unit 3402, P-86 & P-87, Chicago, Illinois 60611
Property Index Numbers: 17-03-217-015-1145; 17-03-217-015-1265; 17-03-217-015-1266

together with the tenements and appurtenances thereunto belonging, hereby releasing all claims therein. TO HAVE and TO HOLD the above described premises, with the appurtenances, unto Grantees forever.

SUBJECT TO: covenants, conditions, and restrictions of record and general real estate taxes not yet due and payable.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set hand and seal this 12th day of June 2019.


Jayne C. Thompson


James R. Thompson

To Have and To Hold the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

UNOFFICIAL COPY

Full power and authority is hereby granted to said Trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property 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 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, to pledge or otherwise to 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 futuro, 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 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 in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed, or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the 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 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 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 some amendment thereof and binding upon all beneficiaries thereunder, (c) that said Trustee 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, her, or their predecessor in trust.

The interest of each and every beneficiary hereunder 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.

And the said Grantor(s) hereby expressly waive(s) and release(s) 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 from sale on execution or otherwise.

Clerk's Office

UNOFFICIAL COPY

STATE OF: ILLINOIS)
COUNTY OF: COOK)

I, Susy Reyes-Gomez, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **JAYNE C. THOMPSON and JAMES R. THOMPSON** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as a 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 12th day of June 2019.



Susy Reyes-Gomez
Notary Public

Prepared by:


The Kaplan Group Ltd.
180 N. LaSalle Street, Suite 2930
Chicago, Illinois 60601

MAIL TO:

Braun & Rich
Attn: Gregory A. Braun, Esq.
4301 N. Damen Avenue
Chicago, IL 60618



SEND TAX BILLS TO:

VIKRAM LUTHAR
57 E. DELAWARE PL., #3402
CHICAGO, IL 60611

| REAL ESTATE TRANSFER TAX | | 19-Jun-2019 |
|---|----------|-------------|
|  | CHICAGO: | 11,250.00 |
| | CTA: | 4,500.00 |
| | TOTAL: | 15,750.00 * |

17-03-217-015-1145 | 20190601692380 | 0-146-092-128

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

| REAL ESTATE TRANSFER TAX | | 19-Jun-2019 |
|--|-----------|-------------|
|  | COUNTY: | 750.00 |
|  | ILLINOIS: | 1,500.00 |
| | TOTAL: | 2,250.00 |

17-03-217-015-1145 | 20190601692380 | 0-422-269-024

UNOFFICIAL COPY

LEGAL DESCRIPTION

Order No.: 19CSA288003LP

For APN/Parcel ID(s): 17-03-217-015-1145, 17-03-217-015-1265 and 17-03-217-015-1266

UNITS 3402, P-86, AND P-87 IN THE BRISTOL CONDOMINIUM, AS DELINEATED AND DEFINED ON THE PLAN OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2, 3 AND THE NORTH 13 FEET OF LOT 4, THE SAID NORTH 13 FEET OF LOT 4 BEING MEASURED ALONG A LINE EXTENDED SOUTHWARDLY FROM AND AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 4 IN THE SUBDIVISION OF BLOCK 14 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 1999 AS DOCUMENT NUMBER 09204946; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

From Cook County Clerk's Office