

WARRANTY DEED Statutory (ILLINOIS) (Individual to Individual)

COOK CO. NO. C18 052092

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THE GRANTOR Chicago Streeterville Limited Partnership, an Illinois limited partnership

94483398

of the City of Chicago County of Cook State of Illinois for and in consideration of Ten and No/100 (\$10.00) and other good and valuable consideration DOLLARS, in hand paid,

CONVEY S and WARRANT S to Bettina R. MacAyeal AS TRUSTEE OF THE BETTINA R. MACAYEAL TRUST Unit 1601, 400 E. Ohio Chicago, Illinois 60611 (NAME AND ADDRESS OF GRANTEE)

TRUST

(The Above Space For Recorder's Use Only)

the following described Real Estate situated in the County of Cook State of Illinois, to wit

SEE EXHIBIT A ATTACHED HERETO

CN 175 11 496 DA 103 P/W

COOK COUNTY, ILLINOIS FILED FOR RECORD

94483398

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

Permanent Real Estate Index Number(s): 17-10-208-013-1034

Address(es) of Real Estate: Unit 1601, 400 E. Ohio, Chicago, Illinois

DATED this 20th day of May 19 94 CHICAGO STREETERVILLE LIMITED PARTNERSHIP, an Illinois limited partnership (SEAL) By: Liberty Street Chicago Associates, L.P., an Illinois limited partnership (SEAL) By: Chicago Streeterville L.P., its general partner (SEAL)

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S) BY: Jeffrey D. Mills Its Vice President

State of Illinois, County of Cook I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

Jeffrey D. Mills personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

OFFICIAL SEAL SANDY BAUER NOTARY PUBLIC STATE OF ILLINOIS 20th 1995

Given under my hand and official seal this 20th day of May 19 94

Commission expires 19 Notary Public

This instrument was prepared by Charles H. Braun, Horwood, Marcus & Braun, 333 W. Wacker Drive, St. 2800, Chicago, Illinois 60606 (NAME AND ADDRESS)

MAIL TO Bettina R. MacAyeal (Name) 400 E. Ohio St. Unit 1601 (Address) Chicago, IL (City, State)

SEND SUBSEQUENT TAX BILLS TO Bettina R. MacAyeal (Name) Unit 1601, 400 E. Ohio (Address) Chicago, Illinois 60611 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

BOX 333-CTI

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT OF REVENUE 230.00 256703 REAL ESTATE REVENUE STAMP MAR 31 94 115.00 AFFIX RIDERS OR REVENUE STAMPS HERE CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT OF REVENUE MAR 31 94 862.50

94483398

UNOFFICIAL COPY

Warranty Deed
INDIVIDUAL TO INDIVIDUAL

TO

GEORGE E. COLE
LEGAL FORMS

Property of

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth:

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration, to convey the real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all the title, estate, powers and authorities vested in the trustee, to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof, to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter, to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or in which the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 recited herein and by the 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 herein and in the trust agreement or of any amendments thereof and binding upon all beneficiaries, (c) that the 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 or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate at such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands 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 in the title, the words "in trust," "upon condition," or "with limitations," or words of an identical import, in accordance with the statute in such case made and provided.

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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor _____ flourished his hand hereunto set _____ day of _____ 19____ and seal _____ this _____ day of _____ 19____

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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE MAY 31 '94
862.50
PB.11123



Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION:

Parcel 1:

Unit No. 1601 in the Bancroft Condominium formerly known as the Streeterville 400 Condominium as delineated on a survey of the following described real estate:

Parcel A:

Lot 25 in Circuit Court Partition of Ogden Estate Subdivision of part of Blocks 20, 31 and 32 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, (Except the West 4 feet of said Lot Condemned for street purposes) in Cook County, Illinois.

Parcel B:

The West 7 inches of Lot 26 in Circuit Court Partition of Ogden Estate Subdivision of part of Blocks 20, 31 and 32 in Kinzie's Addition to Chicago in Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

which survey is attached as Exhibit A to the Declaration of Condominium recorded as Document 26667639, and amended by Document 94261144, together with its undivided percentage interest in the Common Elements.

Parcel 2:

The exclusive right to the use of P- 149, a limited common element as delineated on the survey attached to the Amended and Restated Declaration aforesaid recorded as Document Number 94261144.

This Deed is subject to: general real estate taxes not yet due and payable; special taxes and assessments for improvements not yet completed; applicable zoning and building laws and ordinances; covenants, conditions, restrictions and building lines of record; party wall rights and agreements, if any; encroachments; the Declaration as amended from time to time; public, private and utility easements of record; limitations and conditions imposed by the Illinois Condominium Act; installments due after Closing for assessments levied pursuant to the Declaration; acts done or suffered by Purchaser.

~~The tenant of this Unit has either waived or failed to exercise its option to purchase this Unit. The Purchaser of the Unit was the tenant of the Unit prior to the conversion of the building to a condominium.~~

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration of Condominium for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as through the provisions of said Declaration were recited and stipulated at length herein.

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