

WARRANTY DEED IN TRUST

9452241

The above space for recorders use only

THIS INDENTURE WITNESSETH, That the Grantor(s) Thomas A. Simpatico and Mary T. Flimlin, his wife, as Joint Tenants,

of the County of Cook and State of Illinois for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations in hand, paid, convey and warrant unto **PARKWAY BANK AND TRUST COMPANY, 4800 N. Harlem Avenue, Harwood Heights, Illinois 60656, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 3rd day of June 1985, known as Trust Number 7262, the following described real estate in the County of Cook and the State of Illinois, to-wit:**

SEE ATTACHED LEGAL DESCRIPTION

COMMONLY KNOWN AS: Unit 6-B, 812 W. VanBuren Chicago, IL 60607
P. I. N. NO: 17-17-222-020-1039

TO HAVE AND TO HOLD the said premises with the appurtenances upon the covenants 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, lease and subdivide said premises or any part thereof to dedicate parts, streets, highways or alleys and to execute any subdivision or plat thereof, and to convey and property to rights, interests, trusts and to grant to said trustee or successors, in trust all of the title, estate, powers and authorities vested in said trustee, to divide, to dedicate, to mortgage, pledge or otherwise encumber in whole or in part thereof, in lease said property, or any part thereof, from time to time, by possession or reversion, by lease to commence in present or future, and upon any day and for any period or periods of time, not exceeding in the case of any single lease the term of 100 years, and to renew or extend leases upon any terms and for any period or periods of time and to purchase, change or modify leases and the terms and conditions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew, lease and options to purchase the whole or any part of the premises and to execute and sign all papers and documents in connection with the amount of present or future rentals, to partition or to exchange said premises or any part thereof, fee simple or personal property, to grant interests or shares in any land, to release, convey or assign any right, title or interest in or about or essential appurtenances 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 do with the same whether similar or different from the ways herein specified, at any time or times hereafter.

In no case shall any party dealing with said trustee or in relation to said premises, or to whom said trustee or any part thereof shall be assigned, contracted to be sold, leased or conveyed by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises to be applied to pay the taxes of the trust hereon, or to be obliged to insure with the necessity or expediency of any part of said trustee, or to be obliged to privilege to insure any of the terms of said trust agreement, and every deed, lease deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusively 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 trustee is duly authorized and by said trust agreement was in full power and effect, (b) that any conveyance or other instrument was executed in accordance with the title, 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, 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 said trustee 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 in the earnings, rents and proceeds arising from the sale or other disposition of said real estate, and such interest to be personal property, and no beneficiary hereunder shall have or claim an interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, rents and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the register of Titles is hereby directed not to register or file in the register 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 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 husband and wife from sale on execution of judgments.

In Witness Whereof, the grantor(s) THOMAS A. SIMPATIO and MARY T. FLIMLIN do hereby certify that their hand and seal on this 31st day of May, 1994.

THOMAS A. SIMPATIO **MARY T. FLIMLIN**

THIS INSTRUMENT WAS PREPARED BY:
David B. Pogrund, Esq.
221 N. LaSalle Street, #3200
Chicago, IL 60601

State Of Illinois } ss
County Of Cook } I, David B. Pogrund a Notary Public in and for said County, in the State of Illinois do hereby certify that THOMAS A. SIMPATIO and MARY T. FLIMLIN, his wife, as Joint Tenants personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument to me free and voluntary act, for the use and purpose therein set forth, including the release and waiver of the right of redemption from under my hand and official seal this 31st day of May, 1994.

"OFFICIAL SEAL"
David B. Pogrund
Notary Public, State of Illinois
My Commission Expires April 12, 1996

I, David B. Pogrund Notary Public
Signed, sealed and delivered the said instrument to me free and voluntary act, for the use and purpose therein set forth, including the release and waiver of the right of redemption from under my hand and official seal this 31st day of May, 1994.

PARKWAY BANK AND TRUST COMPANY
4800 North Harlem Avenue
Harwood Heights, Illinois 60656
Box 282

For information only insert street address of above described property

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

REVENUE
DEPT. OF REVENUE
20200

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX

REVENUE
STAMP
75750

10100

F2-10702
HM
S161157

Notary Public's Office
2530

UNOFFICIAL COPY

Property of Cook County Clerk's Office

* 52367 CITY OF CHICAGO *
* REAL ESTATE TRANSACTION TAX *
* DEPT. OF REVENUE JUN-94 *
* 767.50 *
* CM-11107 *



RECORDING DIVISION
CLERK OF CHICAGO

DEPT-11 RECORD 18
181111 TRAM 599 06/14/94 10339100
4855 44-522411
COOK COUNTY RECORDER

COOK COUNTY CLERK'S OFFICE
111 N. LAKE ST. CHICAGO, IL 60601
TEL: 312.743.3100 FAX: 312.743.3101

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 6-B IN THE WESTGATE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 9, 10 AND 11 IN DUNCAN'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PORTION OF SAID PROPERTY LYING ABOVE ELEVATION +15.76 (CITY OF CHICAGO DATUM), BEING CEILING OF BASEMENT AREA, AND LYING BELOW ELEVATION +27.80, BEING CEILING OF FIRST FLOOR, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 9; THENCE NORTH ALONG THE WEST LINE OF LOTS 9 AND 10, 90.00 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF LOT 9, 24.30 FEET; THENCE SOUTH, 14.00 FEET; THENCE EAST, 12.70 FEET; THENCE NORTH, 14.00 FEET; THENCE EAST, 89.09 FEET TO THE EAST LINE OF LOT 10; THENCE SOUTH, 35.00 FEET; THENCE EAST, 19.40 FEET; THENCE SOUTH 20.00 FEET; THENCE EAST, 19.40 FEET; THENCE SOUTH, 35.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE WEST, 126.08 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER LR 3891819 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2:

NONEXCLUSIVE EASEMENT IN FAVOR OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED, LIMITED AND DEFINED IN DECLARATION OF EASEMENTS, RESTRICTIONS AND OPERATING AGREEMENTS DATED JUNE 21, 1990 AND FILED WITH THE REGISTRAR OF TITLES AS DOCUMENT LR 3891818 AND RECORDED WITH THE RECORDER OF DEEDS AS DOCUMENT 90303796 THROUGH, OVER AND ACROSS THE LOBBY AREA AND CORRIDOR BETWEEN THE ELEVATOR AND DOOR IN THE SOUTHEAST PORTION OF THE "COMMERCIAL PROPERTY"

P.I.N. 17-17-222-020-1039

COMMONLY KNOWN AS: UNIT 6B

812 W. VAN BUREN
CHICAGO, IL 60607

11/11/2011
11:35:21 AM
Cook County

UNOFFICIAL COPY

January 1, 1977

THE STATE OF ILLINOIS, County of Cook, ss. I, Clerk of said County, do hereby certify that the following is a true and correct copy of the original as the same appears in the records of said County:

Property of Cook County Clerk's Office

11/22/76