

125.50  
94723266  
14:38:00  
94-94-723266

191 Rev. 11-81

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **SUSAN F. BERGER**, divorced and not remarried of the County of **Cook** and State of **Illinois**, for and in consideration of the sum of Ten **(\$10.00)** Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Quit-Claim unto **SUSAN F. BERGER**, not personally but as Trustee under the provisions of a certain Trust Agreement, dated the **8th** day of **March** **1985**, and known as **SUSAN F. BERGER REVOCABLE TRUST**, the following described real estate in the County of **Cook** and State of **Illinois**, to wit:

See Legal Description attached hereto.

Address of Grantee and Property Address: **1618 North Mohawk, Chicago, Illinois 60614**

Permanent Real Estate Tax Number: **14-33-325-070-1022**

Exempt from Real Estate Tax  
Date: **8/15/94** Sign: *[Signature]*

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...

This grant and authority is hereby granted to said Trustee to execute, manage, protect and subdivide said real estate or any part thereof to deliver same...

In no case shall any party dealing with said Trustee, or any successor in trust in respect to said real estate, or to whom said real estate or any part thereof...

This instrument is made with the utmost understanding and intent that neither American National Bank and Trust Company of Chicago, individually or as trustee...

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 principal...

If the title to any of the above real estate is now or hereafter registered in the Register of Titles to be registered or not in the certificate of title...

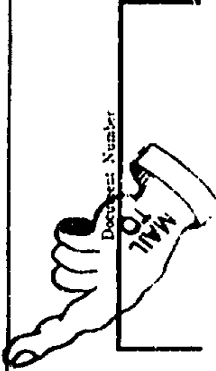
And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all articles of the State of Illinois...

In Witness Whereof, the grantor, **Susan F. Berger**, hereunto set her hand and seal this **8th** day of **August** 19**94**.

STATE OF **Illinois** County of **Cook** **Georgette Phillis**, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Susan F. Berger**, divorced and not remarried

personally known to me to be the same person, whose name is **she** subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that **her** signed, sealed and delivered the said instrument as **her** 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 **8th** day of **August** A.D., 19**94**.  
**Georgette Phillis**  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 10/23/97



THIS INSTRUMENT WAS PREPARED BY: AND MAIL TO:  
Mark R. Ordower & Associates  
475 North LaSalle Street  
Chicago, Illinois 60610  
**2550**

UNOFFICIAL COPY

Property of Cook County Clerk's Office

9-27-2016

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

Unit No. 1618 in Larrabee Commons Condominium as delineated on a Survey of the following described real estate:

A TRACT OF LAND COMPRISING ALL LOTS AND ALLEYS (INCLUDING ALL LOTS AND PORTIONS OF LOTS FORMERLY TAKEN FOR THE OPENING OF GOLDEN AVENUE), IN THE BLOCK BOUNDED ON THE NORTH BY WEST EUGENIE STREET, ON THE SOUTH BY WEST NORTH AVENUE, AS WIDENED PER DOCUMENT, 21550017 ON THE EAST BY NORTH MOHAWK STREET, AND ON THE WEST BY NORTH LARRABEE STREET, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS THAT PART OF LOTS 1 THROUGH 11, BOTH INCLUSIVE, AND LOTS 93 THROUGH 117, BOTH INCLUSIVE, AND ADJOINING VACATED ALLEYS, ALL IN C.J. HULL'S SUBDIVISION OF BLOCK 53 OF CANAL TRUSTEES' SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTH EAST 1/4 AND THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF NORTH LARRABEE STREET, AND THE NORTH LINE OF WEST NORTH AVENUE AS WIDENED BY CITY ORDINANCE RECORDED JUNE 4, 1971 AS DOCUMENT NUMBER 21550017; THENCE NORTH ALONG THE EAST LINE OF NORTH LARRABEE STREET, A DISTANCE OF 390.52 FEET, MORE OR LESS, TO A POINT WHICH IS 173.33 FEET SOUTH OF THE SOUTH LINE OF WEST EUGENIE STREET, THENCE EAST PARALLEL WITH THE SOUTH LINE OF WEST EUGENIE STREET 65.50 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF NORTH LARRABEE STREET, 17.33 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF WEST EUGENIE STREET, 19.00 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF NORTH LARRABEE STREET, 21.00 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF WEST EUGENIE STREET, 109.07 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF NORTH MOHAWK STREET, 109.33 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF WEST EUGENIE STREET, 68.50 FEET TO THE WEST LINE OF NORTH MOHAWK STREET; THENCE SOUTH ALONG THE WEST LINE OF NORTH MOHAWK STREET, 242.84 FEET TO THE NORTH LINE OF WEST NORTH AVENUE, AS WIDENED; THENCE WEST ALONG THE NORTH LINE OF WEST NORTH AVENUE, AS WIDENED 262.07 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88-197169, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

94723266

# UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 8/8, 1994

Signature: *[Signature]*

Grantor or Agent

Subscribed and sworn to before

me by the said this 8th day of August, 1994.

Notary Public Georgette Phillos



The grantee or his 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 8/8, 1994

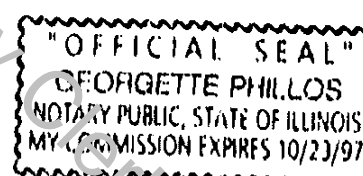
Signature: *[Signature]*

Grantee or Agent

Subscribed and sworn to before

me by the said this 8th day of August, 1994.

Notary Public Georgette Phillos



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.)

94723266