

# UNOFFICIAL COPY

## WARRANTY DEED

96247920

IN TRUST

MAIL TO:  
Glenn L. Udell, Esq.  
2950 N. Lincoln Avenue  
Chicago, IL 60667

DEPT-01 RECORDING \$27.50  
T40011 TRAM 1016 04/02/96 11:36:00  
#8602 + RV #-96-247920  
COOK COUNTY RECORDER

NAME & ADDRESS OF TAXPAYER:  
Amer Natl Bk and Trst 315196  
33 N LaSalle  
Chicago

RECORDER'S STAMP

23 30  
DL

GRANTOR(S), Jo Karen Bouteller, a single person of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S)

and WARRANTS(S) to the GRANTEE(S), American National Bank and Trust Company of Chicago, as Trustees under Trust Agreement dated March 5, 1996 and known as Trust No. 121406-04 of in the County of Cook in the State of Illinois, TO HAVE AND TO HOLD the following described real estate, not in Tenancy in Common, but in JOINT TENANCY:

Unit 2306 in Lakewood Commons Condominium Townhomes as delineated on a survey of the following described real estate:

Parcel 1

All of lots 1 and 2, a part of Lot 3 and a part of Lots 31 to 49, both inclusive in Block 3 in George Ward's Subdivision of Block 12 in Sheffield's Addition to Chicago in the Northwest 1/4 of Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, bounded and described as follows:

Beginning at the Northeast corner of said Block 3 (being also the Northeast corner of said lot 1) and running thence South along the East line of said block 3, a distance of 592.26 feet to the Southeast corner of said Block (being also the the Southeast corner of said Lot 31) thence West along the South line of Block 3, a distance of 60.51 feet to a point, thence Northwestwardly along a straight line a distance of 11.24 feet to a point, which is 63.07 feet (measured perpendicular) West from the aforesaid east line of Block 3, thence Northwestwardly along the Arc of a Circle convex Westerly, having a radius of 458.58 feet, a distance of 65.36 feet to a point which is 76.23 feet (measured perpendicular) North from the South line and 67.55 feet (measured perpendicular) West from the East line of said Block 3, thence North along a straight line a distance of 515.74 feet to an intersection with the North line of said Block 3 at a point 66.21 feet West from the Northeast corner thereof, thence East along said North line of Block 3, said distance of 66.21 feet to the point of beginning excepting therefrom that part of the East and West 16 foot alley lying South of and adjoining the South line of Lots 1, 2 and 3 and North of and adjoining the North line of Lot 49 in said Block 3, in Cook County, Illinois.

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05/07/2009

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Parcel 2:

All that part of the East and West Public alley, 16 feet wide, lying South of and adjoining the South line of Lots 1, 2 and 3 and North of and adjoining the North line of Lot 49 in Block 3, which lies West of a line drawn from the Southeast corner of said lot 1 to the Northeast corner of said lot 49 East of a line drawn from a point which is 76.23 feet (measured perpendicular) West from the East line of said Block 3 to a point on the North line of said Block 3 which is 66.21 feet West from the Northeast corner of said Block 3, all in George Ward's Subdivision of Block 12, in Sheffield's Addition to Chicago aforesaid in Cook County, Illinois as vacated by ordinance recorded September 24, 1980 as Document number 25597329, which survey is attached as exhibit "D" to the Declaration of Condominium recorded as Document number 85317473, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Permanent Tax No. 14-32-105-016-1004

Known As: 2306 N. Lakewood, Chicago, Illinois

SEE TRUST LANGUAGE ATTACHED HERETO AND MADE A PART HEREOF.

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

SUBJECT TO: (1) Real estate taxes for the year 1995 and subsequent years; (2) Building lines, covenants, conditions, restrictions and easements of record; (3) All applicable zoning laws and ordinances.

Dated: March 14, 1996

Karen Bouteller  
J/Karen Bouteller

By: [Signature]  
Attorney in Fact, Pursuant to Durable Power of Attorney

By: \_\_\_\_\_  
Attorney in Fact, Pursuant to Durable Power of Attorney

COOK COUNTY CLERK'S OFFICE  
061137  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
REVENUE  
202.00

\* 061137  
\* 061137  
\* 061137  
\* 061137  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
965.00

COOK COUNTY CLERK'S OFFICE  
061137  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
131.00

\* 061137  
\* 061137  
\* 061137  
\* 061137  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
900.00

DONE AT CHICAGO ILLINOIS

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STATE OF Illinois )  
 ) SS.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lee D. Garr ~~XXXXXXXXXXXXXXXXXXXX~~ of the Law Firm of Garr & De Maertelaere, Ltd., the Authorized Representative of PHH Real Estate Services Corporation, (STRIKE INAPPROPRIATE OPTION) and Attorney in Fact for Jo Karen Bouteller, a single person, 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.

Given under my hand and ~~official seal~~ this 14th day of March, 1996

OFFICIAL SEAL  
Suzanne Altergott '99  
Notary Public, State of Illinois  
My Commission Expires 02/08/99  
MUNICIPAL TRANSFER STAMP ALL REQUIRED

Suzanne Altergott  
Notary Public  
COUNTY/STATE TRANSFER STAMP

NAME AND ADDRESS OF PREPARER:  
Lee D. Garr  
GARR & DE MAERTELAERE, LTD.  
50 Turner Avenue  
Elk Grove Village, IL 60007  
(708) 593-8777

EXEMPT under provisions of paragraph  
Section 4, Real Estate  
Transfer Act. Date: \_\_\_\_\_  
Buyer, Seller or Representative

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes (55 ILCS 5/3-5020).

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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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.

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 resubdivide 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, pledge or otherwise 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 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 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 thereafter.

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 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 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 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.

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 memorial, the words "in trust", or "upon condition", or "with limitations", or words similar in import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waive and release 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.

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