

# UNOFFICIAL COPY

96269705

WARRANTY DEED  
DEED IN TRUST

DEPT-01 RECORDING 131.00  
 T40012 TRAN 0064 04/10/96 10:39:00  
 46735 4 ER \*-96-269705  
 COOK COUNTY RECORDER

1032  
 7595/63  
 4/9/96  
 4/9/96

31 VA

THE GRANTOR, MELK DEVELOPMENT/MCL LINCOLN PARK L.P., an Illinois limited partnership, for and in consideration of the sum of TEN (\$10.00) and 00/100-----DOLLARS and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS TO

The Chicago Trust Company, as Trustee under Trust Agreement dated March 28, 1996, known as Trust No 1102395, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): 14-33-131-014, 14-33-131-043  
 14-33-131-046, 14-33-131-047

Address of Real Estate: 424-A W. ARMITAGE AVENUE, Chicago, IL 60614

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.

SEE EXHIBIT I ATTACHED HERETO.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by Daniel E. McLean, President of MCL/LINCOLN PARK, INC., an Illinois corporation, its general partner and attested by Marilyn Walsh, Secretary of MCL/LINCOLN PARK, INC., this 28th day of March, 1996.

MELK DEVELOPMENT/MCL LINCOLN PARK L. P.,  
 an Illinois Limited Partnership

By: MCL/Lincoln Park, Inc.,  
 its general partner

By: *Daniel E. McLean*  
 Daniel E. McLean, President

Attest: *Marilyn Walsh*  
 Marilyn Walsh, Secretary

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BOX 333-CT1

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Property of Cook County Clerk's Office

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 DEPT. OF REVENUE APR-998  
 REAL ESTATE TRANSACTION TAX  
 CITY OF CHICAGO  
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 CITY OF CHICAGO  
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COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
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 REAL ESTATE TRANSACTION TAX  
 COOK COUNTY

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 DEPT. OF REVENUE APR-998  
 REAL ESTATE TRANSACTION TAX  
 STATE OF ILLINOIS  
 DEPT. OF REVENUE APR-998  
 REAL ESTATE TRANSACTION TAX  
 STATE OF ILLINOIS

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State of Illinois, County of COOK, ss. I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Daniel E. McLean personally known to me to be the President of MCL/LINCOLN PARK, INC., and Marilyn Walsh personally known to me to be the Secretary of said corporation, and 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 severally acknowledged that as the President and Secretary, they signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, on March 28, 1996.

IMPRESS  
NOTARIAL SEAL  
HERE



Eve Safarik  
Notary Public

8/30/98  
My Commission Expires

This instrument was prepared by Anne B. Cottor, 1337 W. Fullerton, Chicago, Illinois 60614.

96269705

Mail to: Paul Rozumek  
77 W. Randolph Suite 601  
Chicago IL 60601

Send subsequent Tax Bill To:  
Roman Czaplinski  
424-A W. Armitage Ave  
Chicago IL 60614

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EXHIBIT J

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to create any subdivision or part thereof, and to redivide 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 present or in future, and upon any terms and for any period or periods of time, not exceeding in 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 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 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 of similar 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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## LEGAL DESCRIPTION

### PARCEL 1:

UNIT C-124 IN THE POINTE AT LINCOLN PARK CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARTS OF BLOCKS 29 AND 30 IN CANAL TRUSTEES' SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 30, 1994 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 94849915, AS AMENDED FROM TIME TO TIME; AND THE FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED NOVEMBER 30, 1994 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 04007445; AND THE SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED FEBRUARY 16, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 95112726; THE THIRD AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED APRIL 13, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 95247399; THE FOURTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED AUGUST 22, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 95556201; THE FIFTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED NOVEMBER 14, 1995 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 95786634; AND THE SIXTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED JANUARY 16, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 96037822; AND THE SEVENTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF THE POINTE AT LINCOLN PARK CONDOMINIUM RECORDED MARCH 8, 1996 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 96178961; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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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 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 THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 1995 AND SUBSEQUENT YEARS; ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION AND ANY AMENDMENTS THERETO AND A RESERVATION BY THE POINTE AT LINCOLN PARK CONDOMINIUM ASSOCIATION TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS OF THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION, AND ANY AMENDMENTS THERETO; UTILITY EASEMENTS OF RECORD PROVIDED THE FOREGOING PROPERTY DOES NOT ENCROACH THEREON; AND PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS.

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PERMANENT INDEX NUMBERS:  
14-33-131-014-0000, 14-33-131-043-0000, 14-33-131-049-0000,  
14-33-132-010-0000, 14-33-132-011-0000, 14-33-132-012-0000,  
14-33-132-027-0000, 14-33-132-029-0000, 14-33-132-032-0000, 14-33-132-034-0000  
14-33-132-035-0000, 14-33-132-036-0000, 14-33-132-037-0000, 14-33-132-038-0000  
14-33-132-039-0000, 14-33-131-040-0000, 14-33-131-046-0000, 14-33-131-047-0000

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