



**WARRANTY
DEED IN TRUST**

THIS INDENTURE WITNESSETH, That
the Grantor, A.L.L.C., an
Illinois limited liability company
of
the county of Cook and
State of Illinois for and
in consideration in hand paid, and of other
good and valuable considerations, receipt
of which is hereby duly acknowledged,
Convey 2475 N. Lincoln # C-1 & P-13
and Warrant IT unto
MID TOWN BANK AND TRUST COMPANY

APP 00039 RW

OF CHICAGO, a corporation duly organized and existing as an Illinois banking corporation under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the Eighth (8th) day of March, 1999, and known as Trust Number 2239, the following described real estate in the county of Cook and State of Illinois, to-wit: per Exhibit 'B', attached: unit C-1 and parking space P-13; SUBJECT TO Exhibit 'A', attached, and commonly known as 2475 North Lincoln Ave. # C-1 and P-13 and derived from Trust Deed of Aug 18th, 1998 - Doc. 98808966.

REAL ESTATE TAX # 14-29-424-001-0000 (and -002-0000 being further Re-divided)

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 set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 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 real estate, 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 real estate or any part thereof, and to deal with 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 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Mid Town Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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 earnings, avails and proceeds arising from the sale or any 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, the intention hereof being to vest in said Mid Town Bank and Trust Company, of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor A.L.L.C. hereby expressly waive its and release its 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 A.L.L.C. aforesaid has hereunto set its hand and seal on 9th day of March, 1999.

(SEAL) Bruce Fogelson (SEAL)
(SEAL) Manager, A.L.L.C. (SEAL)

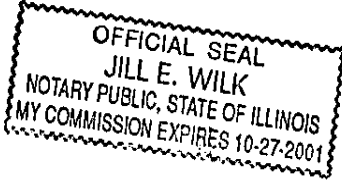
Exempt under provisions of Section 4, Real Estate Transfer Tax Act
3/9/99 Bank's Seller's Representative.

State of Illinois) I, The undersigned a Notary Public in and for said County, in the state
County of COOK) aforesaid, do hereby certify that Bruce Fogelson

personally known to me to be the same person Bruce Fogelson, Pres. A.L.L.C.
whose name Bruce Fogelson subscribed to the foregoing instrument appeared
before me this day in person and acknowledged that Bruce Fogelson signed, sealed
and delivered the said instrument as A.L.L.C. free and voluntary act, for the
users and purposes therein set forth, including the release and waiver of the right of homestead.
Given my hand and notarial seal this 9th day of March, 1999.

Jill
Notary Public

2475 N. Lincoln Ave #c-1, Chicago, IL 60614
For information only insert street address of above described property.



RETURN TO:
Prepared by a
MID TOWN BANK & TRUST
COMPANY OF CHICAGO
2021 North Clark Street
Chicago, Illinois 60614
ATTN: Trust Dept.
TRUST #2239

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Exhibit "A" to Deed (for 2475 N. Lincoln, Chicago, IL 60614 for Unit(s): C-1 & P-13;

Grantor hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the described Real Estate, the rights and easements for the benefit of said property set forth in the declaration of condominium.

This deed now (and hereafter) 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.

This deed includes the "commercial space(s)" which is a separate parcel delineated by the survey exhibit " B " and commonly known as 2475 N. Lincoln Ave #C-1. This deed is subject to the covenants, conditions, restrictions, easements, and quiet use and enjoyment of said excluded commercial spaces parcel as set forth in the Decelerations of Covenants, Conditions and Restrictions and the Reciprocal Easements recorded as Document No. **98633672 & 98633671**

This deed includes parking space # **P-13** and subject to the same conditions and restrictions hereto but with no representation or warranty of use, fee or fitness or size for any particular purpose.

This deed or instrument of conveyance is also subject to:

1. Real estate taxes not yet due and payable;
2. applicable laws or ordinances including building and zoning laws of which no representation is made nor implied;
3. public and private utility easements, covenants, and other items of record and or any rights or agreements of the quai-public utilities, if any;
4. such other matters as to which the title insurer commits to insure against loss or damage;
5. matters of record;

LEGAL DESCRIPTION (s):

Parcel 1: UNIT C-1 IN LINCOLN PARK PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 & 2 IN QUEENY'S SUBDIVISION OF LOTS 11, 12 AND 13 IN DUNNING'S SUBDIVISION OF BLOCK 20 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST HALF OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, IL., WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENTS NUMBER **98633671 & 98633672**, TOGETHER WITH NO UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Parcel 2: THE EXCLUSIVE RIGHT TO THE USE OF P-13, A PARKING SPACE AS A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO AND RECORDED WITH THE DECLARATION AFORESAID IN Parcel 1 ABOVE.

PERMANENT INDEX NUMBERS: 14-29-424-001 AND -002
COMMONLY KNOWN AS 2475 N. Lincoln #C-1, Chicago, IL 60657

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To Warranty Deed in Trust.

STREET ADDRESS: 2475 N. LINCOLN C-1
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 14-29-424-001-0000

LEGAL DESCRIPTION:

THAT PART OF LOTS 1 AND 2 IN QUEENY'S SUBDIVISION OF LOTS 11,12 AND 13 IN DUNNING'S SUBDIVISION OF BLOCK 20 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ONLY INCLUDING THEREOF THE COMMERCIAL PART OF THE BUILDING LABELED AS C-1, HEREAFTER; PARCELS 1 AND 2:

PARCEL 2 (FIRST FLOOR): A PART OF LOTS 1 AND 2 IN QUEENY'S SUBDIVISION OF LOTS 11,12 AND 13 IN DUNNING'S SUBDIVISION OF BLOCK 20 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING 17.51 FEET ABOVE HORIZONTAL PLANE AND 30.30 FEET BELOW HORIZONTAL PLANE CITY OF CHICAGO DATUM AND AT A POINT ON FINISHED SURFACE OF INTERIOR WALLS OF A 4 STORY BRICK COMMONLY KNOWN AS 845 WEST ALTGELD STREET, WHICH IS THE MOST SOUTHERLY INTERIOR CORNER OF SAID BUILDING; THENCE NORTHWESTERLY ALONG THE INTERIOR WALL, A DISTANCE OF 59.00 FEET; THENCE PERPENDICULAR TO THE LAST DESCRIBED COURSE. ALONG THE INTERIOR WALL, A DISTANCE OF 0.35 FEET; THENCE NORTHWESTERLY ALONG THE INTERIOR WALL AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 42.63 FEET; THENCE NORTHEASTERLY ALONG THE INTERIOR WALL, A DISTANCE OF 1.78 FEET; THENCE EAST ALONG THE NORTH INTERIOR WALL OF SAID 4 STORY BRICK BUILDING, A DISTANCE OF 60.43 FEET; THENCE SOUTH ALONG THE INTERIOR WALL AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 3.33 FEET; THENCE SOUTHWESTERLY ALONG THE INTERIOR WALL, A DISTANCE OF 3.72 FEET; THENCE WEST ALONG THE INTERIOR WALL, A DISTANCE OF 4.75 FEET; THENCE SOUTH ALONG THE INTERIOR WALL AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.48 FEET, THENCE SOUTHWESTERLY ALONG THE INTERIOR WALL, A DISTANCE OF 2.04 FEET; THENCE SOUTHEASTERLY ALONG THE INTERIOR WALL AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 0.53 FEET; THENCE SOUTHWESTERLY ALONG THE INTERIOR WALL AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF = 28.6 FEET; THENCE SOUTHEASTERLY ALONG THE INTERIOR WALL AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 59.00 FEET; THENCE SOUTHWESTERLY ALONG THE INTERIOR WALL AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.89 FEET TO THE POINT OF BEGINNING.

PARCEL 1 (BASEMENT): A PART OF LOTS 1 AND 2 IN QUEENY'S SUBDIVISION OF LOTS 11,12 AND 13 IN DUNNING'S SUBDIVISION OF BLOCK 20 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING 9.91 FEET ABOVE HORIZONTAL PLANE AND 16.19 FEET BELOW HORIZONTAL PLANE, CITY OF CHICAGO DATUM AND AT A POINT ON FINISHED SURFACE OF INTERIOR WALLS OF 4 STORY BRICK COMMONLY KNOWN AS 845 WEST ALTGELD STREET WHICH IS THE MOST NORTHWESTERLY INTERIOR CORNER OF SAID BUILDING; THENCE EAST ALONG THE NORTH INTERIOR WALL OF SAID BUILDING; A DISTANCE OF 60.85 FEET; THENCE SOUTH ALONG THE INTERIOR WALL AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 4.75 FEET; THENCE SOUTHWESTERLY ALONG THE INTERIOR WALL A DISTANCE OF 5.00 FEET; THENCE NORTHWESTERLY ALONG THE INTERIOR WALL AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 2.90 FEET; THENCE SOUTHWESTERLY ALONG THE INTERIOR WALL AND PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 30.25 FEET; THENCE NORTHWESTERLY ALONG THE INTERIOR WALL, A DISTANCE OF 11.10 FEET; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY INTERIOR WALL OF SAID 4 STORY BRICK BUILDING, A DISTANCE OF 33.94 FEET TO THE POINT OF BEGINNING.

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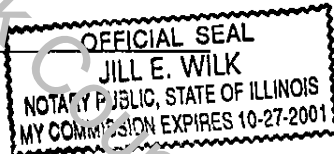
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 a 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 3/8, 1999, Signature [Signature]

Subscribed and sworn to before me
by the said Bruce Fogelson
this 8th day
of March, 1999.

Notary Public [Signature]



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The grantee or his/her 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 a 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 3/8, 1999, Signature [Signature]

Subscribed and sworn to before me
by the said Bruce Fogelson
this 8th day
of MARCH, 1999.

Notary Public [Signature]



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]