

This document prepared by (and after recording return to):

Name:

Firm/Company:

Address:

Address 2:

City, State, Zip:

Phone:

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Permanent Index No. _____

Property Address: _____

WARRANTY DEED

(Trustee to Individual)

THE GRANTOR _____, as Trustee under the provisions of a Trust Agreement dated the _____ day of _____, 20_____, establishing the Trust known as the _____ Trust, for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant, unto _____, an Individual, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the County of _____, State of Illinois, to-wit:

Unit _____ in _____ Condominium, being a condominium created under the THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS by a "Declaration of Condominium for " _____ Condominium", dated the _____ day of _____, _____ and recorded the _____ day of _____, _____ in the Office of the Recorder of Deeds for _____ County, Illinois, Permanent Index No. _____ and by a Condominium Plat therefor;

Together with all appurtenant rights, title and interests, including (without limitation):

- (a) the undivided percentage interest in all Common Elements as specified for such Unit in the aforementioned Declaration;
- (b) the right to use of the areas and /or facilities, if any, specified in the aforementioned Declaration, as Limited Common Elements for such Unit; and
- (c) membership in the _____ Owner's Association, _____, (hereafter the "Owner's Association"), a _____, as provided for in the aforementioned Declaration and in any Articles of Incorporation and/or Bylaws for such Owner's Association.

Prior instrument reference: Book _____, Page _____, Permanent Index No. _____, of the Public Records maintained by the Recorder of Deeds for _____ County, Illinois.

GRANTOR warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances, except terms, provisions, conditions and restrictions contained in the Condominium Ownership Act for the State of Illinois and/or contained in any of the "Condominium Documents" (Consisting of the aforementioned Declaration and Condominium Plat, the Bylaws, and Articles of Incorporation of such Owner's Association, any Rules or Regulations adopted pursuant to the Declaration or Bylaws) and all amendments to any of those Condominium Documents and Grantee, by acceptance of this Deed, agrees and binds Grantee and all his/her heirs, representatives, successors and assigns to all the terms, provisions and conditions of the Condominium Documents and all amendments thereto.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's successor's and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor's hand this the ____ day of _____, 20____.

Dated this ____ day of _____, _____.

Signature

Title

Type or Print Name

STATE OF _____
COUNTY OF _____

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT _____ personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that _____ signed, sealed and delivered the said instrument as _____ free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this the ____ day of _____, 20____.

Notary Public
(SEAL)

Print Name

COUNTY – ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ SECTION 4, REAL
ESTATE TRANSFER ACT.

DATE: _____

Buyer, Seller or Representative

Grantor(s) Name, Address, phone:

Grantee(s) Name, Address, phone:

SEND TAX STATEMENTS TO GRANTEE