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THE GRANTOR(S)

ERIC L. SACKS

of the City Chicago of _____ County of Cook
State of Illinois for the consideration of
Ten and no/100th (\$10.00) DOLLARS,
and other good and valuable considerations _____

in hand paid,
CONVEY(S) _____ and QUIT CLAIM(S) _____ to

PHYLLIS R. SACKS

(NAME AND ADDRESS OF GRANTEE)

all interest in the following described Real Estate, the real estate situated in Cook County, Illinois,
commonly known as 440 N. McClurg Court Unit 102-S, (st. address) legally described as:
and P-166

(The Above Space For Recorder's Use Only)

SEE THE ATTACHED LEGAL DESCRIPTION

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

Permanent Real Estate Index Number(s): 17-10-219-023-1003; and 1391
Address(es) of Real Estate: 440 N. McClurg Ct., Unit 102-S & P-166, Chicago, IL 60611

DATED this: 13th day of September 1999

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Eric L. Sacks (SEAL) _____ (SEAL)
Eric L. Sacks _____ (SEAL) _____ (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

IMPRESS SEAL HERE personally known to me to be the same person whose name _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that h signed, sealed and delivered the said instrument as 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 13th day of September 1999

Commission expires 12/12 2001 Cynae Porter
NOTARY PUBLIC

This instrument was prepared by _____ (NAME AND ADDRESS)



MAIL TO: { Eric Sacks (Name)
440 N. McClurg Ct. #102-S (Address)
Chicago, IL 60611 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: Eric Sacks (Name)
440 N. McClurg Court #102-S (Address)
Chicago, IL 60611 (City, State and Zip)

PROPERTY OF COOK COUNTY CLERK'S OFFICE
AFFIX "RIDERS" OR REVENUE STAMPS HERE
Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. 5 and Cook County Ord. 93-0-27 par. 5
Date 6-26-00 Sign. Deane M. M... ..

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Property of Cook County Clerk's Office

MY COMMISSION EXPIRES ON 12/31/2011
NOTARY PUBLIC, STATE OF ILLINOIS
CYNABE PORTER
OFFICIAL SEAL

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00472578

LEGAL DESCRIPTION

PARCEL 1:

Unit 102-S & P-166 PARCEL 1: IN CITYVIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF CITY FRONT PLACE CENTER RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97804544 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2: A NON-EXCLUSIVE EASEMENT OR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED OCTOBER 28, 1997 AS DOCUMENT NUMBER 97804543.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS OF EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, 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: SUBJECT ONLY TO THE FOLLOWING PROVIDED THE SAME DO NOT INTERFERE WITH BUYERS INTENDED USE OF THE PROPERTY AS A CONDOMINIUM RESIDENCE FOR A SINGLE FAMILY; REAL ESTATE TAXES NOT YET DUE AND PAYABLE; ZONING AND BUILDING LAWS OR ORDINANCES; COVENANTS, CONDITIONS, RESTRICTIONS AND UTILITY EASEMENTS OF RECORD, PROVIDED THE PROPERTY IMPROVEMENTS DO NOT VIOLATE OR ENCROACH THEREON. ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS OF RECORD OR CONTAINED IN THE DECLARATION AND A RESERVATION BY CITYFRONT PLACE CONDOMINIUM ASSOCIATION (THE "CONDOMINIUM ASSOCIATION") TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS AS SET FORTH IN THE DECLARATION; DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, AS AMENDED FROM TIME TO TIME (THE "DECLARATION OF EASEMENTS"); DECLARATION OF DEVELOPMENT RIGHTS AND RESTRICTIONS MADE BY THE CHICAGO DOCK AND CANAL TRUST RECORDED FEBRUARY 26, 1992 AS DOCUMENT NUMBER 92121227; TERMS PROVISIONS RIGHTS, DUTIES, AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT RIGHTS AGREEMENT RECORDED DECEMBER 31, 1985 AS DOCUMENT NUMBER 85343997 AND FILED DECEMBER 31, 1985 AS DOCUMENT NUMBER LR3487130 BY AND BETWEEN CHICAGO DOCK AND CANAL TRUST, AN ILLINOIS BUSINESS TRUST AND THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF ILLINOIS (THE "ACT"); MUTUAL GRANT OF EASEMENT DATED DECEMBER 18, 1986 AND RECORDED AS DOCUMENT NUMBER 87106321; TERMS AND PROVISIONS IN THE DECLARATION OF PROTECTIVE COVENANTS FOR CITYFRONT CENTER EAST, CHICAGO, ILLINOIS RECORDED AUGUST 31, 1989 AS DOCUMENT NUMBER 89410218 AND FIRST AMENDMENT RECORDED DECEMBER 20, 1989 AS DOCUMENT NUMBER 89608952; THE TERMS AND PROVISIONS OF ORDINANCE DATED NOVEMBER 26, 1986 RECORDED AS DOCUMENT 87106319; THE TERMS PROVISIONS AND CONDITIONS OF PLANNED DEVELOPMENT ORDINANCE NUMBER 368 ADOPTED NOVEMBER 6, 1985; THE TERMS OUTLINED IN CHICAGO PLAN COMMISSION APPROVAL DATED SEPTEMBER 12, 1985 UNDER THE LAKEFRONT PROTECTION ORDINANCE; CITY OF CHICAGO DEPARTMENT OF PLANNING GUIDELINES ISSUED FOR CITYFRONT CENTER DATED SEPTEMBER, 1985; THE ENCROACHMENT BY WALL LIGHTS AND SIGN OVER THE WEST LINE OF THE PARCEL ONTO NORTH NEW STREET;

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ENCROACHMENT BY METAL SIGN POLES, CONCRETE CURBING, BRICK WALL AND BRICK CANOPY OVER THE EAST LINE OF THE LAND BY UNDISCLOSED DISTANCES; RIGHTS OF THE TENANT OTHER THAN BUYER ("EXISTING TENANT") UNDER THE EXISTING LEASE OF THE RESIDENTIAL UNIT, IF ANY ("EXISTING LEASE"); AND SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS AND DAMAGE

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After recording, please mail to:

00472578

Laura Hutchinson
Keck & Associates, P.C.
One IBM Plaza, Suite 2630
Chicago, IL 60611

Property of Cook County Clerk's Office

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 June 20, 2000

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Eric Sacks this 20 day of June, 2000
Notary Public [Signature]

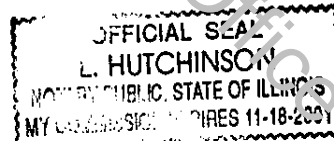


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 20, 2000

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Phyllis Sacks this 20 day of June, 2000
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS