

UNOFFICIAL COPY

0020123175

17-03-0100 53 001 Page 1 of 4

2002-01-30 15:38:44

Cook County Recorder 27.50

WARRANTY DEED



THIS WARRANTY DEED made January 17, 2002, between LAWRENCE M. COHEN, a divorced man, not remarried, of 57 East Delaware, Unit 2705, Chicago, Illinois 60611 (Grantor), and LAWRENCE M. COHEN, of 57 East Delaware, Unit 2705, Chicago, Illinois 60611, not individually, but as Trustee of the LAWRENCE M. COHEN TRUST DATED OCTOBER 24, 2001 (Grantee).

WITNESSETH, that Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), receipt whereof is hereby acknowledged, hereby CONVEYS and WARRANTS unto the Grantee, in fee simple title, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

See attached Exhibit A for legal description.

Permanent Index Number: 17-03-217-0.3

Address: 57 East Delaware, Unit 2705, Chicago, Illinois 60611

Together with the tenements and appurtenances therunto belonging.

And Grantor hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor, hereunto sets his hand and seal the day and year first above written.

LAWRENCE M. COHEN

UNOFFICIAL COPY

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 LAWRENCE M. COHEN, 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.

Given under my hand and official seal on January 17, 2002.

Bret Brizzolara
Notary Public



My commission expires: 8-11-03

Exempt under provisions of the Illinois Real Estate Transfer Tax Law (35 ILCS 200/31-45)

1-17-02
Dated

[Signature]
Signature

This document was prepared by: Andrew S. Ryerson
Michael Best & Friedrich LLC
401 N. Michigan Ave., Suite 1900
Chicago, IL 60611

After recording, mail to: Andrew S. Ryerson
Michael Best & Friedrich LLC
401 N. Michigan Ave., Suite 1900
Chicago, IL 60611

Mail subsequent tax bills to: Lawrence M. Cohen
57 East Delaware, Unit 2705
Chicago, Illinois 60611

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

0020123175

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1

UNIT 2705, P-91 AND P-84 IN BRISTOL CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1, 2, 3 AND THE NORTH 13 FEET OF LOT 4, THE SAID NORTH 13 FEET OF LOT 4 BEING MEASURED ALONG A LINE EXTENDED SOUTHWARDLY FROM AND AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 4 IN THE SUBDIVISION OF BLOCK 14 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL $\frac{1}{4}$ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 29, 1999 AS DOCUMENT NUMBER 09204946, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Index Number: 17-03-217-013

Address: 57 East Delaware, Unit 2705, Chicago, Illinois 60611

S:\CLIENT\124001\9116\C0068177

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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.

Date: January 17, 2002

Signature: Zan M Cohen

SUBSCRIBED and SWORN to before me this 17 day of January, 2002.

Bret Brizzolara
Notary Public

My commission expires: 8-11-03



The grantee or his agent affirm that, to the best of their 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.

Date: January 17, 2002

Signature: Zan M Cohen

SUBSCRIBED and SWORN to before me this 17 day of January, 2002.

Bret Br
Notary Public

My commission expires: 8-11-03

