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2002-04-19 10:26:33
Cook County Recorder 27.00



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THIS INSTRUMENT WAS PREPARED BY)
~~AND AFTER RECORDING RETURN TO:~~)
)
Howard A. Wax)
1530 S. State St.)
Suite 12E)
Chicago, IL 60606)
)

(Space reserved for recording data.)

~~SPECIAL~~ WARRANTY DEED

THIS INDENTURE, made as of this 3rd day of April, 2002, between Howard X Wax, an individual ("Grantor"), having an address of 400 E. Randolph Drive, #1413, Chicago, IL 60601, and Anthony M. Ritter, an individual ("Grantee"), having an address of 175 N. Harbor Drive, #4408, Chicago, IL 60601.

WITNESSETH, that, Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, conveys and warrants to Grantee, and its successors and assigns forever, that certain land, situate, lying and being in the County of Cook, State of Illinois, commonly known as 400 E. Randolph Drive, Unit #1413, Chicago, IL 60601, and being more particularly described in Exhibit A attached hereto and made a part hereof (the "Property").

TOGETHER WITH all tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

AND SUBJECT TO those matters as contained in Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property, with the appurtenances, in fee simple, unto Grantee, its successors and assigns, to its own proper use and benefit forever.

AND GRANTOR, for itself and for its successors and assigns, does specially warrant the title to the Property and will defend the same against the lawful claims (other than those set forth on Exhibit B) of all persons claiming by, through or under Grantor, but not otherwise.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

HAW

BOX 333-CTI

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IN WITNESS WHEREOF, Grantor hereby executes this instrument as of the day and year first above written.

Howard A. Wax
Howard A. Wax

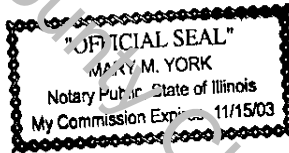
STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Howard ~~X~~ Wax, an individual, is 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 and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said ~~company~~ *individual*, for the uses and purposes therein set forth, *including the release and waiver of the right of homestead*

Given under my hand and Notarial Seal this 3rd day of April, 2002.

Print Name: Howard A. Wax
Notary Public

20450941



CITY OF CHICAGO
CITY TAX APR. 16.02
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

00001183167

REAL ESTATE TRANSFER TAX
0324375
FP 102805

MAIL TO:
M. M. YORK
3442 N. SOUTHPORT
Chicago IL 60657

STATE TAX
STATE OF ILLINOIS APR. 16.02
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000026613

REAL ESTATE TRANSFER TAX
0043250
FP 102808

COUNTY TAX
COOK COUNTY APR. 16.02
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

0000026686

REAL ESTATE TRANSFER TAX
00216,25
FP 102802

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

UNIT NUMBER 1413 IN THE 400 EAST RANDOLPH STREET CONDOMINIUM, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS IN THE PLAT OF LAKE FRONT PLAZA, A SUBDIVISION OF A PARCEL OF LAND LYING IN ACCRETIONS TO FRACTIONAL, SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 30, 1962 AS DOCUMENT NO. 18461961, CONVEYED BY DEED FROM ILLINOIS CENTRAL RAILROAD COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 17460 RECORDED MAY 7, 1962 AS DOCUMENT NO. 18467558, AND ALSO SUPPLEMENTAL DEED THERETO RECORDED DECEMBER 23, 1964 AS DOCUMENT 19341545; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 9, 1962 KNOWN AS TRUST NUMBER 17460 AND RECORDED AS DOCUMENT 22453315 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Commonly known as: 400 E. Randolph Drive, Unit #1413, Chicago, Illinois 60601.

Parcel Nos.: 17-10-400-012-1209.

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EXHIBIT B

EXCEPTIONS TO TITLE

COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; GENERAL REAL ESTATE TAXES FOR THE YEAR 2001 2ND INSTALLMENT AND SUBSEQUENT YEARS.

Property of Cook County Clerk's Office

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