

FIRST AMERICAN

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File # 1052880

112



**WARRANTY DEED
INDIVIDUAL
Statutory (ILLINOIS)**

Doc#: 0507026007
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/11/2005 09:33 AM Pg: 1 of 3

THE GRANTOR, **REED M. BADGLEY**, a divorced man not since remarried, of Chicago, Illinois, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS in hand paid, CONVEYS and WARRANTS to **MEIR BEN-HUR**, an unmarried man, of 505 N. Lake Shore Drive, Chicago, Illinois 60611, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to: covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2004 and subsequent years; Declaration of Condominium Ownership recorded as Document No. 88309160, as amended; any mortgage made by the grantee and any other acts done or suffered by, through or under the grantee or those claiming by through or under the grantee.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

Permanent Real Estate Index Number(s): 17-10-214-016-1259
Address of Real Estate: 505 N. Lake Shore Drive, Unit 4512
Chicago, Illinois 60611

Handwritten initials: (B) AC

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal this 1st day of March, 2005.

Reed M. Badgley

Mail To:
Mr. Robert Lin
1024 North Blvd., Suite 208
Oak Park, Illinois 60301

Send Subsequent Tax Bills To:
Mr. Meir Ben-Hur
505 N. Lake Shore Drive, Unit 4512
Chicago, Illinois 60611

This instrument was prepared by Kathryn Hamilton Fink, Attorney at Law, 558 Provident Avenue, Winnetka, Illinois 60093.

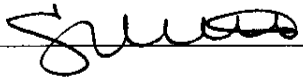
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STATE OF ILLINOIS)
COUNTY OF COOK)

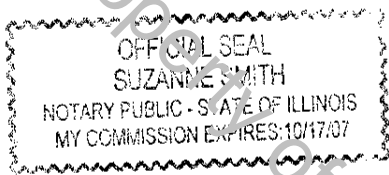
I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Reed M. Badgley personally appeared before me this day in person, and acknowledged that he had signed, sealed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 1 day of March, 2005.

[SEAL]




Notary Public
Commission expires _____, 20__



Property of Cook County Clerk's Office

CITY TAX
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE




MAR. -7.05

0000013377

REAL ESTATE TRANSFER TAX	0388125
FP 102812	

COUNTY TAX
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE




MAR. -7.05

0000006710

REAL ESTATE TRANSFER TAX	0025875
FP 103028	

STATE TAX
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



MAR. -7.05

0000006503

REAL ESTATE TRANSFER TAX	0051750
FP 103027	

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LEGAL DESCRIPTION - EXHIBIT A

Legal Description: Parcel I:

Unit 4512 in Lake Point Tower Condominium as delineated on a survey of the following described real estate: A part of Lot 7 in Chicago Dock and Canal Company's Peshtigo Dock Addition in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 88-309,162 and as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel II:

Easements for the benefit of Parcel I for the purposes of structural support, ingress and egress and utility services as set forth in Declaration of Covenants, Conditions, Restrictions and Easements made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated January 7, 1988 and known as Trust Number 1043-99-09 dated July 13, 1968 and recorded July 14, 1988 as document 88-309,160.

Permanent Index #'s: 17-10-214-016-1259 Vol. 0501

Property Address: 505 North Lake Shore Drive, #4512, Chicago, Illinois 60611

Property of Cook County Clerk's Office