

UNOFFICIAL COPY

GENERAL WARRANTY DEED
Statutory (Illinois)

THIS INSTRUMENT PREPARED BY:

Daniel T. Engle, Esq.
Thompson Coburn LLP
One US Bank Plaza
St. Louis, Missouri 63101

MAIL TAX STATEMENTS TO:

Leah Friedman
139 North Central Avenue
Apt. G
St. Louis, Missouri 63105

THIS AGREEMENT, made this 1st day of August 2005, between LEAH FRIEDMAN, trustee of the Leah Friedman Illinois Three Year Qualified Personal Residence Trust dated August 13, 2002, having an address of 139 North Central Avenue, Apt. G, St. Louis, Missouri 63105, ("Grantor"), and JENNY LYNN FRIEDMAN and LAURA SUE FRIEDMAN, trustees of the Leah Friedman Illinois Three Year Qualified Personal Residence Trust dated August 13, 2002 Holding Trust, having an address of 139 North Central Avenue, Apt. G, St. Louis, Missouri 63105, (the "Grantee"), WITNESSETH, that Grantor, for and in consideration of \$10.00 in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does CONVEY AND WARRANT an undivided one-sixth interest unto Grantee, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit (the "Property"):

See Exhibit A attached hereto and incorporated herein by this reference.

Permanent Index Number(s): 17-03-220-020-1219

Property Address: 175 E. Delaware, Chicago, IL 60611

SUBJECT TO building lines, easements, conditions and restrictions of record and to any zoning law or ordinance affecting said Property (Collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD THE SAME, together with all rights and appurtenances to the same belonging, unto Grantee, and to its successors and assigns forever, Grantor hereby covenanting that Grantor and the successors and assigns of Grantor will WARRANT AND DEFEND the title to the Property unto Grantee and to its successors and assigns forever against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2005 and thereafter, and the special taxes becoming a lien after the date hereof and the Permitted Exceptions.

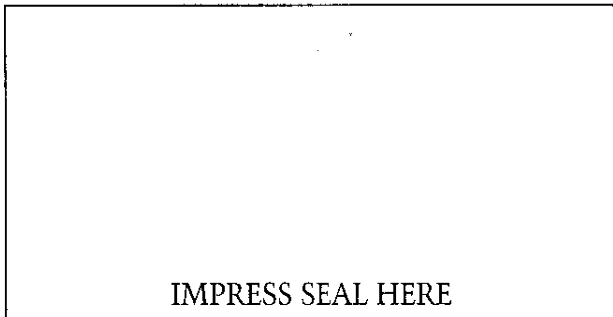


Doc#: 0600916069 Fee: \$34.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/09/2006 11:52 AM Pg: 1 of 6

RECORDER'S STAMP

S-y
P-
S-y
M-y
M.T.

UNOFFICIAL COPY



COOK COUNTY - ILLINOIS TRANSFER STAMPS

MAIL TO:
NAME AND ADDRESS OF PREPARER:

Daniel T. Engle, Esq.
Thompson Coburn, LLP
One US Bank Plaza
St. Louis Missouri 63101

EXEMPT UNDER 35 ILCS 200/31-45(e), A
PROVISION OF THE REAL ESTATE TRANSFER
TAX LAW

DATED: November 2, 2005

Leah Friedman
Grantor(s), Grantee(s) or Representative

UNOFFICIAL COPY

Exhibit A to Warranty Deed

PARCEL 1:

UNIT 5504 IN THE 175 EAST DELAWARE PLACE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO COLLECTIVELY AS "PARCEL"):

PARTS OF THE LAND, PROPERTY AND SPACE BELOW, AT AND ABOVE THE SURFACE OF THE EARTH, LOCATED WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH, OF A PARCEL OF LAND COMPRISED OF LOT 17, (EXCEPT THE EAST 16 FEET THEREOF) AND ALL OF LOTS 18 AND 28, INCLUSIVE, IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL ¼ OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO LOTS 1 TO 4, INCLUSIVE, IN COUNTY CLERK'S DIVISION OF THE WEST 300 FEET OF THAT PART OF LOTS 16, 17, 18 AND 19 OF BLOCK 14 LYING EAST OF LINCOLN PARK BOULEVARD IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL ¼ OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, CONVEYED BY DEED DATED JULY 27, 1973 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JULY 30, 1973 AS DOCUMENT 22416957 FROM JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, A CORPORATION OF MASSACHUSETTS, TO LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973 AND KNOWN AS TRUST NUMBER 45450; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 175 EAST DELAWARE PLACE, MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973 AND KNOWN AS TRUST NUMBER 45450 AND RECORDED ON AUGUST 10, 1973 IN OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22434763, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY).

PARCEL 2:

UNIT 5505 IN THE 175 EAST DELAWARE PLACE CONDOMINIUM AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE (HEREINAFTER REFERRED TO COLLECTIVELY AS "PARCEL"):

PARTS OF THE LAND, PROPERTY AND SPACE BELOW, AT AND ABOVE THE SURFACE OF THE EARTH, LOCATED WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH, OF A PARCEL OF LAND COMPRISED OF LOT 17, (EXCEPT THE EAST 16 FEET THEREOF) AND ALL OF LOTS 18 AND 28, INCLUSIVE, IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL ¼ OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO LOTS 1 TO 4, INCLUSIVE, IN COUNTY CLERK'S DIVISION OF THE WEST 300 FEET OF THAT PART OF LOTS 16, 17, 18 AND 19 OF BLOCK 14 LYING EAST

UNOFFICIAL COPY

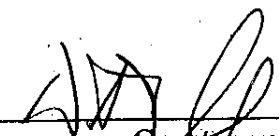
OF LINCOLN PARK BOULEVARD IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL ¼ OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, CONVEYED BY DEED DATED JULY 27, 1973 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JULY 30, 1973 AS DOCUMENT 22418957 FROM JOHN HANCOCK MUTUAL LIFE INSURANCE COMPANY, A CORPORATION OF MASSACHUSETTS, TO LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973 AND KNOWN AS TRUST NUMBER 45450; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 175 EAST DELAWARE PLACE, MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 15, 1973 AND KNOWN AS TRUST NUMBER 45450 AND RECORDED ON AUGUST 10, 1973 IN OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22434263, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY).

17-03-220-020-1219

UNOFFICIAL COPY**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 12-23, 2005

Signature: 

Grantor or Agent

AUDREY C. KRIEGSHAUSER
Notary Public — Notary Seal
STATE OF MISSOURI
St. Louis County
MY Commission Expires: Mar. 8, 2009
Commission # 05407437

Subscribed and sworn to before me
by the said Daniel T. Engle
this 23rd day of December, 2005
Notary Public Audrey C. Kriegshauser

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 12-23, 2005

Signature: 

Grantee or Agent

AUDREY C. KRIEGSHAUSER
Notary Public — Notary Seal
STATE OF MISSOURI
St. Louis County
MY Commission Expires: Mar. 8, 2009
Commission # 05407437

Subscribed and sworn to before me
by the said Daniel T. Engle
this 23rd day of December, 2005
Notary Public Audrey C. Kriegshauser

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.

(Attached 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.)

Revised 10/02-cp