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Doc#: 0616342090 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/12/2006 10:18 AM Pg: 1 of 4

**WARRANTY DEED**  
ILLINOIS STATUTORY

**MAIL TO:**

Adam Heiman  
Law Offices of Thomas S. Eisner  
900 Maple Road  
Homewood, Illinois 60430

**NAME & ADDRESS OF TAXPAYER:**

Michael Q. Perkins  
Unit 3B  
1955 N. Leavitt  
Chicago, Illinois 60647

RECORDER'S STAMP

THE GRANTORS, **KARA M. PERLMAN** and **MIRA J. PERLMAN**, of the city of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (10) DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to **MICHAEL Q. PERKINS**, of the City of Chicago, County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes not yet due and payable, covenants, conditions and restrictions of record, public and utility easements, ~~existing leases and tenancies, special governmental taxes or easements for improvements not yet completed and unconfirmed special governmental taxes or assessments.~~

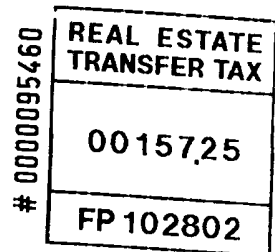
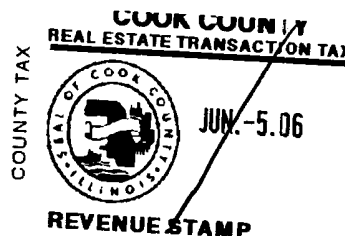
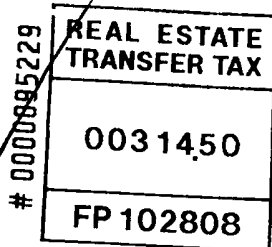
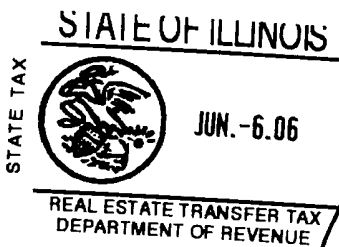
Permanent Index Number(s): 14-31-304-046-1005

Property Address: Unit 3B, 1955 N. Leavitt, Chicago, Illinois 60647

Dated this 18 day of May, 2006.

Kara M. Perlman  
KARA M. PERLMAN

Mira J. Perlman  
MIRA J. PERLMAN



Handwritten notes: LFS, No Ass, MAIL-NO, ST-508-7115, C71

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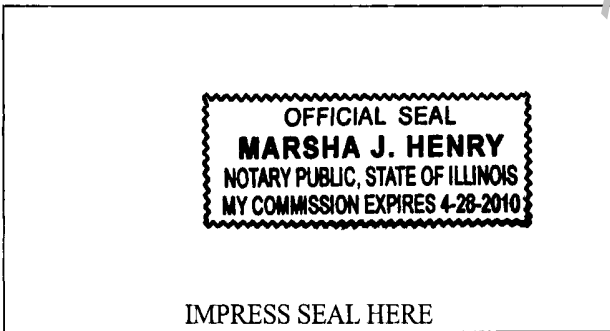
STATE OF ILLINOIS )  
 ) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT KARA M. PERLMAN and MIRA J. PERLMAN, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this 18 day of May, 2006.

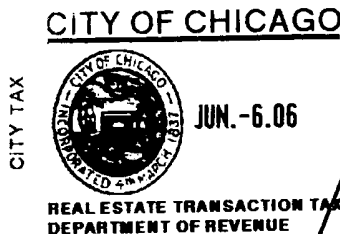
Marsha J. Henry  
Notary Public

My commission expires on 4-28, 2011



**NAME AND ADDRESS OF PREPARER:**

Myriam Benhamou Kaplan, Esq.  
Barack Ferrazzano Kirschbaum Perlman & Nagelberg LLP  
333 West Wacker Drive  
Suite 2700  
Chicago, IL 60606



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## EXHIBIT A

### Legal Description

PARCEL 1:

UNIT NUMBER 3B IN ARMITAGE-LEAVITT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

ALL THAT SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 15.13 FEET ABOVE CITY OF CHICAGO DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 90.00 FEET ABOVE CITY OF CHICAGO DATUM WHICH LIES WITHIN THE, BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: LOTS 1, 2, 3 AND 4 IN THE SUBDIVISION LDF LOTS 1 TO 4, IN BLOCK 2, IN PIERCE'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

A PART OF LOTS 2, 3 AND 4 IN THE SUBDIVISION OF LOTS 1 TO 4 IN BLOCK 2 IN PIERCE'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: ALL THAT SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 15.37 FEET ABOVE CITY OF CHICAGO DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 29.32 FEET ABOVE CITY OF CHICAGO DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4 FIRST ABOVE WRITTEN; THENCE EAST ALONG THE NORTH LINES OF SAID LOT A DISTANCE OF 93.85 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 17.87 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 14.16 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 18.67 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 10.36 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 2.35 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 24.15 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 4.00 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 14.38 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 4.00 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 30.85 FEET TO A POINT IN THE WEST LINE OF SAID LOT 4 FIRST ABOVE WRITTEN; THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 34.19 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM THE FOLLOWING TRACT: A PART OF LOTS 3 AND 4 IN THE SUBDIVISION OF LOTS 1 TO 4 IN BLOCK 2 IN PIERCE'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: ALL THAT SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 15.43 FEET ABOVE CITY OF CHICAGO DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 29.43 FEET ABOVE CITY OF CHICAGO DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY

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DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 4 FIRST ABOVE WRITTEN; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 45.03 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 22.77 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 8.03 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 7.56 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 43.28 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 30.33 FEET TO A POINT IN THE WEST LINE OF SAID LOT 4, THENCE NORTH ALONG SAID WEST LINE A DISTANCE OF 51.31 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT: A PART OF LOTS 3 AND 4 IN THE SUBDIVISION OF LOTS 1 TO 4, IN BLOCK 2, IN PIERCE'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: ALL THAT SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 23.63 FEET ABOVE CITY OF CHICAGO DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 29.43 FEET ABOVE CITY OF CHICAGO DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4 FIRST ABOVE WRITTEN; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 45.03 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 22.77 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 8.03 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 7.56 FEET TO A POINT; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 7.59 FEET TO A POINT; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 7.56 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 7.59 FEET TO THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT: ALL THAT SPACE WHICH IS CONTAINED WITHIN AND BETWEEN THAT CERTAIN HORIZONTAL PLANE LOCATED 14.45 FEET ABOVE CITY OF CHICAGO DATUM AND THAT CERTAIN OTHER HORIZONTAL PLANE LOCATED 34.45 FEET ABOVE CITY OF CHICAGO DATUM AND WHICH LIES WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS FOLLOWS: A PART OF LOT 1 IN THE SUBDIVISION OF LOTS 1 TO 4 IN BLOCK 2 IN PIERCE'S ADDITION TO HOLSTEIN IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1 FIRST ABOVE WRITTEN; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 20.30 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 10.02 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 25.00 FEET TO A POINT; THENCE EAST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 10.02 FEET TO A POINT IN THE EAST LINE OF SAID LOT 1; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING WHICH SURVEY IS ATTACHED AND PART OF EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 30, 1999 AS DOCUMENT 99826596, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-4, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 99826596.

Permanent Index Number(s): 14-31-304-046-1005

Property Address: Unit 3B, 1955 N. Leavitt, Chicago, IL 60647