

# UNOFFICIAL COPY



0617205084

## WARRANTY DEED ILLINOIS STATUTORY

Doc#: 0617205084 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/21/2006 11:04 AM Pg: 1 of 4

P6-61032

THE GRANTOR(S) **BENNETT JEREMY KAUFMAN**, a single person, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to **ROBERT N. PFEIFFER**, 2846 N. Southport, Chicago, Illinois 60657 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 5E AND 5F IN 3180 LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON THE SURVEY PLAT OF THAT CERTAIN PARCEL OF REAL ESTATE IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1974 AND KNOWN AS TRUST NUMBER 32842, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22844947, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, existing leases and tenancies, special taxes or assessment for improvements not yet completed, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, mortgage or trust deed specified below, general taxes for the year 2005 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s):  
Address(es) of Real Estate:

14-28-200-003-1029, 00-01-428-200-1030  
3180 North Lake Shore Dr., Units 5E and 5F, Chicago, IL 60657

Dated this 25th day of May, 2006

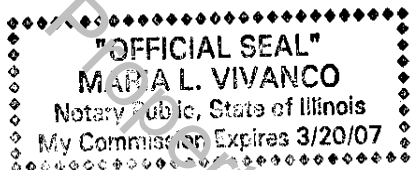
  
BENNETT JEREMY KAUFMAN

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STATE OF ILLINOIS, COUNTY OF LAKE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT BENNETT JEREMY KAUFMAN, a single person, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25th day of May, 2006.



*Maria L. Vivanco* (Notary Public)

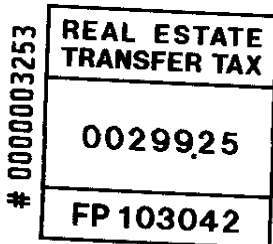
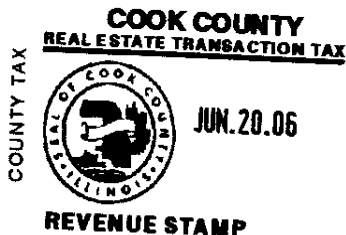
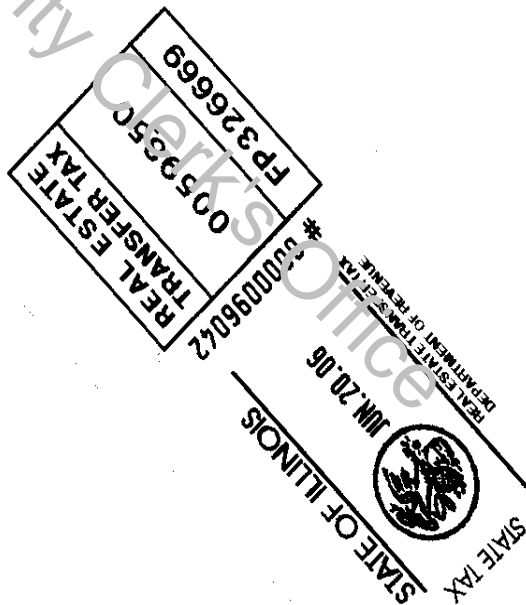
**Prepared By:** Roger Zamparo, Jr.  
Zamparo & Labow, P.C.  
25 Tri State International, #150  
Lincolnshire, Illinois 60069

**Mail To:**  
Thomas F. Meyer  
33 N. Waukegan Road, # 105  
Lake Bluff, IL 60044

**Name & Address of Taxpayer:**  
ROBERT N. PFEIFFER  
2846 N. Southport  
Chicago, Illinois 60657

City of Chicago  
Dept. of Revenue  
448812  
06/20/2006 10:46 Batch 11867 16

Real Estate  
Transfer Stamp  
\$4,488.75



**3180 Condominium Association**

3180 North Lake Shore Drive  
Chicago, Illinois 60657  
(773) 929-3180  
FAX (773) 929-3820

June 12, 2006

Mr. Roger Zamparo  
Attorney at Law

Re: Unit 5E/5F  
Seller: Jeremy Kaufman

Dear Mr. Zamparo,

Enclosed herewith please find a payment print-outs for the above referenced units at 3180 North Lake Shore Drive, Chicago, IL. 60657. All assessments and other fees have been paid through June 30, 2006.

The current monthly assessment and fees are as follows:

5E	Reserve Fund:	\$ 202.88	5F	202.88
	Assessment:	510.34		510.34
	Cable	20.86		20.86
	Electric	74.39		74.39
	Gas	126.23		126.23

All special assessments have been paid in full. The Board of Directors has waived its right of first refusal. The Association pays the building water bill. The account number is: 300330430002. A Certificate of Insurance for the Association is available on-line at [www.condorisk.com](http://www.condorisk.com) or by calling Mesriow Insurance Services at 312 595-8109.

Upon closing, the Association requires a copy of the Settlement Statement in order to change ownership. If you have any questions, or need any additional information, please do not hesitate to contact me.

Yours truly,  
3180 Condominium Association

  
Serena S. Gordon, Manager

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## Property Description

UNIT 5E AND 5F IN 3180 LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON THE SURVEY PLAT OF THAT CERTAIN PARCEL OF REAL ESTATE IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 1, 1974 AND KNOWN AS TRUST NUMBER 32842, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22844947, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PIN# 14-28-200-003-1029 AND 14-28-200-003-1030

CKA: 3180 NORTH LAKE SHORE DRIVE, UNITS 5E AND 5F, CHICAGO, ILLINOIS 60657