

UNOFFICIAL COPY



Doc#: 0708211057 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/23/2007 11:16 AM Pg: 1 of 2

Warranty Deed Statutory (ILLINOIS) General

FIRST AMERICAN TITLE

ORDER # _____

Above Space for Recorder's Use Only

THE GRANTOR, **Ellen L. Koppel, Trustee of The Ellen L. Koppel Declaration of Trust dated April 3, 2002**, of the City of Chicago, County of Cook, State of Illinois for and in consideration of (\$10.00) Ten and 00/100's DOLLARS, in hand paid, **CONVEYS** and **WARRANTS** to **Spencer Koppel**, 445 East North Water Street, Unit 1504, Chicago, Illinois, 60611, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT E1504 AND P-57 IN THE RIVERVIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF BLOCK 14 (EXCEPT THE NORTH 6.50 FEET THEREOF, DEDICATED TO THE CITY OF CHICAGO FOR SIDEWALK PURPOSES PER DOCUMENT NO. 8763094,) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00595371, AND AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 4, 2000 AS DOCUMENT NUMBER 00595370.

Subject to: General real estate taxes not due and payable at the time of closing; covenants, conditions, and restrictions of record building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

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

-222975 MAR 13

CITY OF CHICAGO

CITY TAX



MAR. 22. 07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000010597

REAL ESTATE TRANSFER TAX
0397500
FP 102812

2/8

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Permanent Index Number (PIN): 17-10-211-083-1048, 17-10-211-083-1156

Address of Real Estate: 445 East North Water Street, Unit 1504 and P-57, Chicago, IL 60611

Dated this 10th day of March, 2007.

PLEASE
PRINT OR
TYPE NAME
BELOW
SIGNATURE

The Ellen L. Koppel Declaration of Trust
Dated April 3, 2002

Ellen L. Koppel
Ellen L. Koppel, Trustee

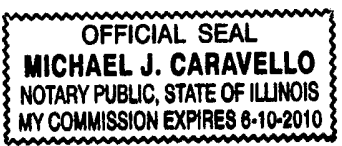
State of Illinois)
)SS
County of Lake)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ellen L. Koppel, Trustee of The Ellen L. Koppel Declaration of Trust dated April 3, 2002 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 she signed, sealed and delivered the said instrument as her 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 10th day of March, 2007

Commission expires 6-10-2010

Michael J. Caravello
NOTARY PUBLIC



This instrument was prepared by: Michael J. Caravello, 300 Green Bay Road, Unit 304, Highwood, Illinois 60040-1396

MAIL TO:

Michael J. Caravello, Esq.
Law Offices of Diambri & Caravello
300 Green Bay Road
Highwood, IL 60040-1396

SEND SUBSEQUENT TAX BILLS TO:

Spencer Koppel
445 East North Water Street, Unit 1504
Chicago, IL 60611

STATE TAX

STATE OF ILLINOIS

MAR. 22. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000039974

REAL ESTATE TRANSFER TAX
00530.00
FP 103027

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAR. 22. 07

REVENUE STAMP

0000040172

REAL ESTATE TRANSFER TAX
00265.00
FP 103028