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Doc#: 0718742053 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/06/2007 09:12 AM Pg: 1 of 4

Property of Cook County Clerk's Office

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DEED

8369799

BOX 334 CTF

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WARRANTY DEED
Joint Tenancy *by the Entirety*

AFTER RECORDING, MAIL TO:

Barbara Goodman
400 Skokie Blvd.
Suite 380
Northbrook, Illinois 60062

NAME & ADDRESS OF TAXPAYER:

Lucas Kosner
1201 W Adams #612
Chicago, Illinois 60607

THE GRANTOR, Gregory Ostfeld, a single person, never married of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to Lucas and Michel Kosner, husband and wife, Grantee's Address: 1201 W. Adams # 612, Chicago, Illinois 60607, ~~not~~ in JOINT TENANCY, the following described Real Estate situated in the County of Cook, the State of Illinois, to wit:

but as tenants by the entirety

See Exhibit A attached hereto and made a part hereof.

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 not in tenancy in common, ~~but~~ in JOINT TENANCY forever.

but as tenants by the entirety

SUBJECT TO: covenants, conditions and restrictions of record, which do not adversely affect the use of the Unit as a residence; terms, provisions, covenants and conditions of the Declaration of Condominium Ownership for The Promenade Condominium (the "Declaration") and all amendments thereto, if any; installments due after the date hereof for assessments established pursuant to the Declaration; ~~private~~ public and utility easements, including any easements established by or implied from the Declaration and any amendments thereto; party wall rights and agreements, if any; general real estate taxes not yet due and payable; ~~special taxes or assessments for improvements not yet completed; installments not due at the date hereof for any special tax or assessment for improvements heretofore completed, road and highways, if any; applicable building and building line regulations and zoning laws; the Condominium Property Act; leases and licenses affecting the common areas; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and liens and other matters over which~~ ~~Grant Title Guaranty Company is willing to insure over without cost to Purchaser.~~

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described unit, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium of The Promenade Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Condominium Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration of Condominium of The Promenade Condominium the same as though the provisions of said Declaration were recited and stipulated at length herein.

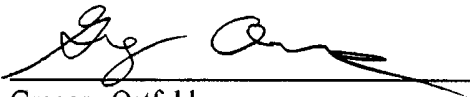
Permanent Real Estate Index Number: 17-17-113,1038 (#612) and 17-17-113,1118 (P-40)
Property Address: 1201 W Adams, #612 and P-40 Chicago, Illinois 60607

116- 116- 334

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents this 4th day of June, 2007.


Gregory Ostfeld

NOTE: PLEASE TYPE OR PRINT NAME(S) BELOW ALL SIGNATURE(S)

NAME & ADDRESS OF PREPARER:

William J. Ralph
Burton & Ralph LLP
180 North LaSalle Street Suite 1820
Chicago, Illinois 60601

CITY OF CHICAGO



REAL ESTATE TRANSFER TAX
02437.50
FP 102305

0000016636

COOK COUNTY
REAL ESTATE TRANSACTION TAX



REAL ESTATE TRANSFER TAX
00162.50
FP 102802

0000103321

STATE OF ILLINOIS }
 } SS.
COUNTY OF COOK }

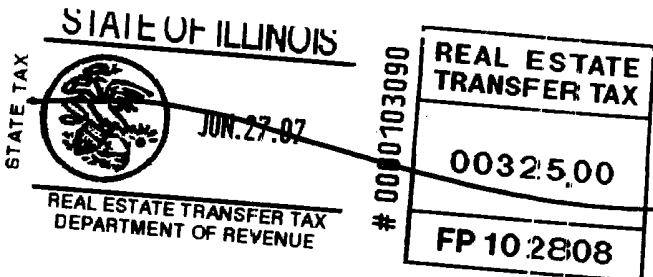
I, William J. Ralph the undersigned Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gregory Ostfeld personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 4 day of June, 2007.


Notary Public

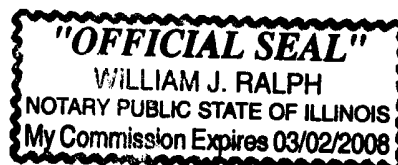
[NOTARIAL SEAL]

My Commission Expires: _____



0000103090

REAL ESTATE TRANSFER TAX
00325.00
FP 102808



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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A (CONTINUED)

ORDER NO.: 1401 008369799 D1

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

UNIT 612 AND P-40 IN THE PROMENADE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 THROUGH 6 AND THE EAST 2.21 FEE OF LOT 7 INCLUSIVE IN REES AND RUCKER'S SUBDIVISION OF BLOCK 16 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020240583 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.