

# UNOFFICIAL COPY

## WARRANTY DEED

THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:

DAVID P. DEYOE  
MCDERMOTT WILL & EMERY LLP  
227 WEST MONROE STREET  
CHICAGO, ILLINOIS 60606

**PROPERTY ADDRESS:**

1300 N. STATE PARKWAY  
UNIT 803 AND P 31  
CHICAGO, ILLINOIS 60610

**PERMANENT INDEX NUMBER:**

17-04-218-050-1028  
17-04-218-050-1051



Doc#: 0731160106 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/07/2007 03:25 PM Pg: 1 of 4

[Above Space for Recorder's Use Only]

THE GRANTORS, STEVEN ANIXTER and JANET MURPHY ANIXTER, husband and wife, residents of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to JANET M. ANIXTER, as Trustee of the JANET M. ANIXTER 2006 REVOCABLE TRUST, all of Grantors' right, title, and interest in and to the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

See Legal Description attached hereto as Exhibit "A" and made a part hereof.

hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Illinois.

DATED this 17<sup>th</sup> day of OCTOBER, 2007.

Janet Murphy Anixter

Steven Anixter

This Deed is Exempt Under 35 ILCS 200/31-45

Date 11/06/07  
Buyer, Seller, or Agent

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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, **DO HEREBY CERTIFY** that, Steven Anixter and Janet Murphy Anixter, husband and wife, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered 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 17<sup>th</sup> day of October, 2007.

Anthony Santistevan  
Notary Public

My Commission Expires:

1-22-2011



**Grantee's Address and**  
**send Subsequent Tax Bills to:**

Janet M. Anixter, as Trustee  
1300 North State Parkway  
Unit 803  
Chicago, Illinois 60610

**UNOFFICIAL COPY****EXHIBIT "A"****PARCEL 1:**

UNIT 803 & P-31 IN THE AMBASSADOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 5, 6 AND 7 IN THE SUBDIVISION OF LOT 5 AND OF SUBLOT 1 OF LOT 4 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, 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 0511618089, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

EXCLUSIVE RIGHT TO USE PARKING SPACE P-30 AND STORAGE SPACE S-32, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0511618089.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID 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 THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

Subject only the following matters: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The Ambassador Homeowners Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration; (9) assessments due to the Association after the Closing Date; (10) title exceptions pertaining to liens and encumbrances of a definite or ascertainable amount which may be removed by payment of money at Closing; (11) leases, licenses and management agreements, if any, affecting the Property; (12) Buyer's mortgage, if any; and (13) such other matters as to which the Title Insurer commits to insure Buyer against loss or damage. Provided that none of the title exceptions set forth in this paragraph shall interfere with Purchaser's use and enjoyment of the Premises as a residential condominium.

**THIS PROPERTY IS NOT HOMESTEAD PROPERTY.**

Permanent Index Numbers: 17-04-218-050-1028 & 17-04-218-050-1051

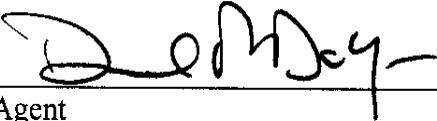
Address of Real Estate: 1300 North State Parkway, Unit 803 & P-31, Chicago, Illinois 60610

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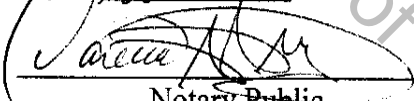
## STATEMENT BY GRANTOR AND GRANTEE

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: November 7, 2007

  
Agent

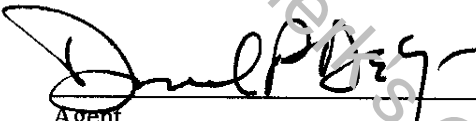
Subscribed and sworn to before me by the said Grantor this 7<sup>th</sup> day of November, 2007

  
Notary Public

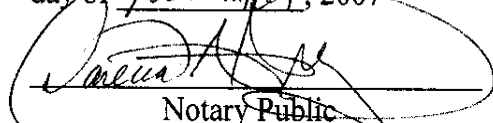


The **Grantee** or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: November 7, 2007

  
Agent

Subscribed and sworn to before me by the said Grantee this 7<sup>th</sup> day of November, 2007

  
Notary Public



**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.

*[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]*