



Doc#: 0731742127 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/13/2007 01:48 PM Pg: 1 of 3

Warranty Deed
Statutory (ILLINOIS)
(Individual to Individual)

This document was prepared by:
Elizabeth Match Todorovic
Neal, Gerber & Eisenberg
Two North LaSalle Street
Suite 2200
Chicago, IL 60602-3801

(The Above Space for Recorders Use Only)

THE GRANTORS, James P. Grusecki and Brenda Schnede Grusecki, his wife, of 338 Kenilworth, the Village of Oak Park, County of Cook, and 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 Richard D. Schuessler, 132 E. Delaware, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit. (See page 2 for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.* SUBJECT TO: (See page 2 for subject to).

Permanent Index Number(s) (PIN): 17-03-228-034-4012 and 17-03-228-035-4051

Address(es) of Real Estate: 270 E. Pearsor, Units 502 and P-51, Chicago, Illinois

DATED this 29th day of October, 2007

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

(SEAL) James P. Grusecki (SEAL)

(SEAL) Brenda Schnede Grusecki (SEAL)

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that James P. Grusecki and Brenda Schnede Grusecki, his wife, as joint tenants are, 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 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 29th day of October, 2007

Notary Public
Commission expires

[Handwritten Signature]

OFFICIAL SEAL
LINDA KAY BAXTER
COMMISSION EXPIRES 09/22/09

*If Grantor is also Grantee you may strike Release and Waiver of Homestead Rights.

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
534792 \$5,812.50
11/01/2007 15:48 Batch 07235 72



[Handwritten Signature]

BOX 334

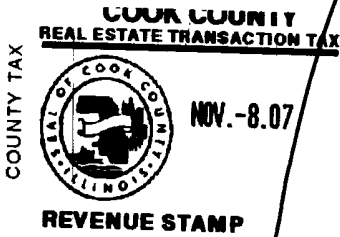
10 F2 No Abs
3
8392800
011

UNOFFICIAL COPY

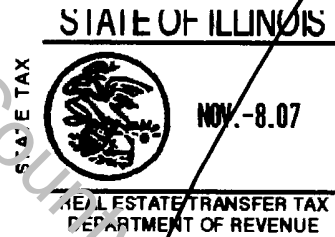
Legal Description

of premises commonly known as 270 E. Pearson, Units 502 and P-51, Chicago, Illinois
See legal description attached hereto and made a part hereof

SUBJECT TO: General Taxes for second installment 2006 and subsequent years; covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; and unconfirmed special governmental taxes or assessments.



0000105996
REAL ESTATE TRANSFER TAX
00155.00
FP 102802



0000105747
REAL ESTATE TRANSFER TAX
00310.00
FP 102808

Mail to:

Levun, Cohen and Goodman
 Attention: Vasili Russis
~~One North LaSalle Street #650~~
Suite 1920 500 Skokie Blvd
~~Chicago, Illinois 60602~~
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:

Richard D. Schuessler

(Name)

~~270 E. Pearson #502~~ 132 E. Delaware #5503

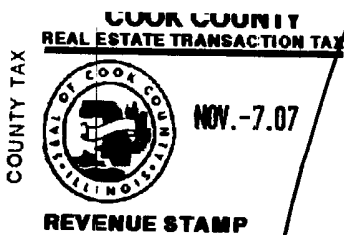
(Address)

Chicago, IL 60611

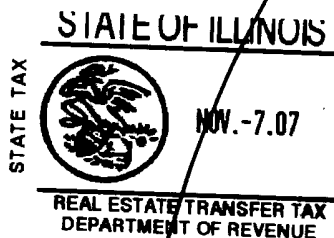
(City, State and Zip)

Or: Recorder's Office Box No. _____

NGEDocs: 016637.0503:1472512.1



0000105993
REAL ESTATE TRANSFER TAX
00232.50
FP 102802



0000105745
REAL ESTATE TRANSFER TAX
00465.00
FP 102808

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT 502 IN THE BELVEDERE CONDOMINIUMS (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: NORTHWESTERN UNIVERSITY, A CORPORATION OF ILLINOIS, AS LESSOR, AND 270 EAST PEARSON, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED AS OF JUNE 31, 2000, WHICH LEASE WAS RECORDED AUGUST 2, 2000 AS DOCUMENT 000584667, AND RE-RECORDED AUGUST 11, 2000 AS DOCUMENT NUMBER 00614549, AND AS AMENDED BY AMENDMENT TO GROUND LEASE RECORDED MARCH 2, 2001 AS DOCUMENT NUMBER 0010169900 AND SECOND AMENDMENT TO GROUND LEASE RECORDED MAY 20, 2004 AS DOCUMENT NUMBER 0414131096 AND BY UNIT SUBLEASE RECORDED MAY 21, 2004 AS DOCUMENT NUMBER 0414242162 WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF 99 YEARS COMMENCING JULY 31, 2000 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: LOT 2 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0414131100, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S12, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID.

PARCEL 3: UNIT P51 IN THE 270 EAST PEARSON GARAGE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: (AS HEREINAFTER DESCRIBED) TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: NORTHWESTERN UNIVERSITY, A CORPORATION OF ILLINOIS, AS LESSOR, AND 270 EAST PEARSON, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED AS OF MAY 20, 2004 WHICH LEASE WAS RECORDED MAY 20, 2004 AS DOCUMENT 0414131097 AS AND BY UNIT SUBLEASE(S) RECORDED MAY 21, 2004 AS DOCUMENT NUMBERS 0414242242 AND 0414242243 WHICH LEASE, AS AMENDED, DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF 95 YEARS COMMENCING MAY 2004 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: LOT 3 IN THE RESIDENCES ON LAKE SHORE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 91 TO 98 IN LAKE SHORE DRIVE ADDITION TO CHICAGO, A SUBDIVISION OF PART OF BLOCKS 14 AND 20 IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0414131101, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0414131098.

PARCEL 5: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 3 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0317834091.

Commonly known as: Unit 502, 270 E. Pearson, Chicago, IL 60611