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Doc#: 0731744036 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/13/2007 01:45 PM Pg: 1 of 3

Warranty Deed Statutory (ILLINOIS)

This document was prepared by:
Irwin I. Gzesh
Neal, Gerber & Eisenberg LLP
Two North LaSalle Street
Suite 2200
Chicago, IL 60602-3801

(The Above Space for Recorders Use Only)

THE GRANTOR TODD I. LEIBOWITZ, an unmarried man, of 1066 Court Avenue, Highland Park, IL 60035, for and in consideration of Ten and No/100 ----- (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Todd Leibowitz, of 1066 Court Avenue, Highland Park, IL 60035, not individually but solely as Trustee of the TODD LEIBOWITZ REVOCABLE TRUST U/A/D 12/11/97, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See page 2 for legal description.) SUBJECT TO: (See page 2 for subject to).

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above-described premises, with the hereditaments and appurtenances. TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee and his successors and assigns forever.

Grantor also hereby grants to the Grantee, and his 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, aforesaid.

Permanent Index Number(s) (PIN): 17-09-131-008-1177

Address(es) of Real Estate: 360 West Illinois, Unit 1A, Chicago, IL 60610

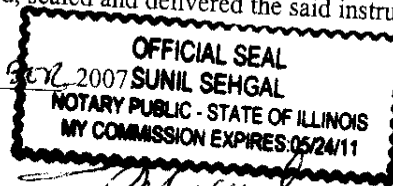
DATED this 9th day of Nov., 2007.

Todd I. Leibowitz (SEAL)
Todd I. Leibowitz

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 Todd I. Leibowitz, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of November, 2007



Sunil Sehgal
Notary Public
Commission expires: 05/24/2011

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Legal Description

of premises commonly known as 360 West Illinois, Unit 1A, Chicago, IL 60610

PARCEL 1:

UNIT NUMBER 1A IN THE SEXTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARTS OF CERTAIN SUBDIVISIONS IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9 AND PARTS OF CERTAIN SUBDIVISIONS IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, ALL IN TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99624458; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE RIGHT TO THE USE OF GARAGE SPACE G228 AND OUTDOOR PARKING SPACE NO. P-375m, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION.

SUBJECT TO:

- (a) General real estate taxes for the current year not yet due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the current year;
- (b) Special taxes or assessments for improvements not yet completed;
- (c) Easements, covenants, restrictions, agreements, conditions and building lines of record and party wall rights, which do not interfere with the use of the real estate for residential purposes;
- (d) The Declaration for the Sexton Condominium including matters relating to the Sexton condominium (the "Declaration"), including all Exhibits thereto, as amended from time to time;
- (e) The Illinois Condominium Property Act;
- (f) The Plat attached as Exhibit C to the Declaration;
- (g) Applicable zoning and building laws and ordinances;
- (h) Roads and highways, if any;
- (i) Unrecorded public utility easements, if any;
- (j) Grantee's mortgage, if any;
- (k) Plats of dedication and covenants thereof; and
- (l) Acts done or suffered by Grantee, or anyone claiming under Grantee.

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW

Agent

11/12/07
Date

Mail to:

Neal, Gerber & Eisenberg LLP
Attention: Irwin I. Gzesh
Two North LaSalle Street
Suite 2200
Chicago, Illinois 60602-3801

SEND SUBSEQUENT TAX BILLS TO:

Todd Leibowitz, Trustee
(Name)

1066 Court Avenue
(Address)

Highland Park, IL 60035-3630
(City, State and Zip)

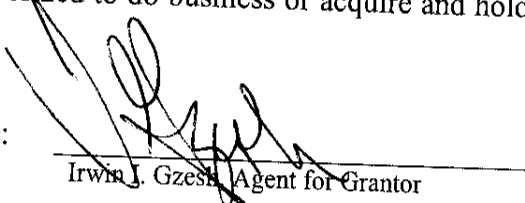
Or: Recorder's Office Box No. 26

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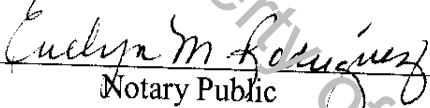
STATEMENT BY GRANTOR AND GRANTEE

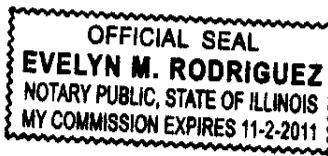
The grantor or his agent affirms and verifies that the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12, 2007

Signature: 
Irwin J. Gzesh, Agent for Grantor

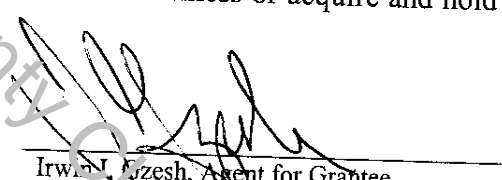
SUBSCRIBED and SWORN to before me this 12th day of November, 2007.


Notary Public

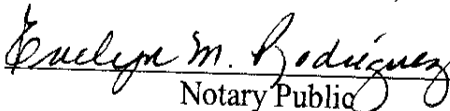


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12, 2007

Signature: 
Irwin J. Gzesh, Agent for Grantee

SUBSCRIBED and SWORN to before me this 12th 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 31-45 of the Illinois Real Estate Transfer Tax Act.]