

# UNOFFICIAL COPY



**WARRANTY DEED**  
**(Individual to Individual)**

Doc#: 0804450037 Fee: \$32.50  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 02/13/2008 01:08 PM Pg: 1 of 5

THE GRANTOR, **RITA DRAGONETTE**, a widow and not remarried, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS in hand paid,

CONVEYS and WARRANTS to **RITA M. DRAGONETTE**, as trustee of the **Rita M. Dragonette Trust Dated August 26, 1991**, of 680 N. Lake Shore Drive, #422, Chicago, Illinois 60611, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The Trustee has all of the powers granted under the Illinois Trust and Trustees Act.

Subject to general taxes for 2007 and subsequent years and to covenants and restrictions of record as to use and occupancy;

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 forever.

Exempt from Transfer Tax pursuant to the provisions of the Real Estate Transfer Tax Law of Illinois, 35 ILCS 200/31-45(e).

1/30/08  
Date

Kathryn Hamilton Fink  
Buyer, Seller or a Representative

Permanent Real Estate Index Number(s):  
Address of Real Estate:

17-10-202-083-1016  
680 N. Lake Shore Drive, #422, Chicago, Illinois  
60611

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal this 13 day of January, 2008.

Rita Dragonette  
**RITA DRAGONETTE**

**Mail To:**  
Kathryn Hamilton Fink  
558 Provident Avenue  
Winnetka, Illinois 60093

**Send Subsequent Tax Bills To:**  
Rita M. Dragonette, Trustee  
680 N. Lake Shore Drive, #422  
Chicago, Illinois 60611

This instrument was prepared by Kathryn Hamilton Fink, Attorney at Law, 558 Provident Avenue, Winnetka, Illinois 60093.

59

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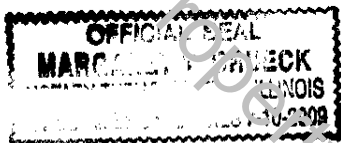
STATE OF ILLINOIS            )  
   )  
 COUNTY OF COOK             )

SS

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **RITA DRAGONETTE** personally appeared before me this day in person, and acknowledged that she had signed, sealed and delivered the said instrument, as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 30 day of January, 2008.

[SEAL]



*Margaret V. Brueck*  
 \_\_\_\_\_  
 Notary Public

Commission expires 7-10, 2009.



CLERK OF COOK COUNTY CLERK'S OFFICE

**UNOFFICIAL COPY****EXHIBIT A****Legal Description**

**PARCEL 1:**  
**UNIT 423 IN 680 TOWER RESIDENCE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING:**

LOT 2, IN PAUL'S SUBDIVISION OF THE LAND, PROPERTY AND SPACE IN PART OF LOTS 5 AND 6 AND THE TRACT MARKED "ALLEY" LYING BETWEEN SAID LOTS 5 AND 6 OF COUNTY CLERK'S DIVISION OF THE UNSUBDIVIDED ACCRETIONS LYING EAST OF AND ADJOINING THE SUBDIVIDED PARTS OF BLOCKS 43, 44, AND 54 WITH OTHER LANDS IN KINZIE'S ADDITION TO CHICAGO, ILLINOIS IN THE NORTH ½ OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; EXCEPTING FROM SAID LOT 2 THAT PART THEREOF, BEING THE PROPERTY AND SPACE AT THE SECOND FLOOR LEVEL OF SAID BUILDING LYING BETWEEN A HORIZONTAL PLANE HAVING AN ELEVATION OF 35.52 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT SAID SECOND FLOOR) AND A HORIZONTAL PLANE HAVING AN ELEVATION OF 50.501 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT THE THIRD FLOOR IN SAID BUILDING) AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF SAID LOT 2 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 2 WHICH IS 70.33 FEET NORTH FROM THE NORTH LINE OF EAST ERIE STREET, AND THIRTY THREE HUNDREDTHS (0.33) OF A FOOT EAST FROM THE RANGE LINE, HEREINAFTER DESCRIBED, AND RUNNING THENCE ALONG LINES PARALLEL WITH THE EAST LINE OF NORTH McCLURG COURT, AND ALONG LINES PERPENDICULAR TO SAID EAST LINE, RESPECTIVELY, THE FOLLOWING COURSES AND DISTANCES: WEST 35.21 FEET; NORTH 40.63 FEET; EAST 12.49 FEET; NORTH 12.05 FEET; WEST 4.38 FEET, NORTH 16.16 FEET; EAST 6.45 FEET; NORTH 17.91 FEET; EAST 20.39 FEET TO A POINT 157.08 FEET NORTH FROM SAID NORTH LINE OF EAST ERIE STREET AND THIRTY THREE HUNDREDTHS (0.33) OF A FOOT EAST FROM SAID RANGE LINE; THENCE SOUTH PARALLEL WITH SAID RANGE LINE 86.75 FEET TO THE POINT OF BEGINNING ALSO EXCEPTING FROM SAID LOT 2 THAT PART THEREOF BEING THE PROPERTY AND SPACE AT THE THIRD FLOOR LEVEL OF SAID BUILDING LYING BETWEEN A HORIZONTAL PLANE HAVING AN ELEVATION OF 50.50 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT SAID THIRD FLOOR) AND A HORIZONTAL PLANE HAVING AN ELEVATION OF 62.52 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT THE FOURTH FLOOR OF SAID BUILDING)

AND LYING WITH THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF SAID LOT 2 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 2 WHICH IS 70.33 FEET NORTH FROM THE NORTH LINE OF EAST ERIE STREET AND THIRTY THREE HUNDREDTHS (0.33) OF A FOOT EAST FROM THE RANGE LINE, HEREINAFTER DESCRIBED, AND RUNNING THENCE ALONG LINES PARALLEL WITH THE EAST LINE OF NORTH McCLURG COURT AND ALONG LINES PERPENDICULAR TO SAID EAST LINE, RESPECTIVELY, THE FOLLOWING COURSES AND DISTANCES:

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WEST 25.17 FEET; NORTH 11.31 FEET; WEST 10.04 FEET; NORTH 29.32 FEET; EAST 12.49 FEET; NORTH 12.05 FEET; WEST 4.38 FEET; NORTH 15.76 FEET; EAST 6.45 FEET; NORTH 18.31 FEET; EAST 20.59 FEET TO A POINT 157.08 FEET NORTH FROM SAID NORTH LINE OF EAST ERIE STREET AND THIRTY THREE HUNDREDTHS (0.33) OF A FOOT EAST FROM SAID RANGE LINE; THENCE SOUTH PARALLEL WITH SAID RANGE LINE 86.75 FEET TO THE POINT OF BEGINNING ALSO COMPRISED OF LOTS 9 AND 23, AND THOSE PORTIONS OF LOT 7 IN PAUL'S SUBDIVISION AFOREMENTIONED; BEING THE PROPERTY AND SPACE AT THE 6<sup>TH</sup> AND 7<sup>TH</sup> FLOOR LEVELS OF SAID BUILDING LYING BETWEEN A HORIZONTAL PLANE HAVING AN ELEVATION OF 86.52 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT SAID 6<sup>TH</sup> FLOOR OF SAID BUILDING) AND A HORIZONTAL PLANE HAVING AN ELEVATION OF 110.53 FEET ABOVE CHICAGO CITY DATUM (AND BEING AT THE UPPER SURFACE OF THE FLOOR AT THE 8<sup>TH</sup> FLOOR OF SAID BUILDING) AND LYING WITHIN THE BOUNDARIES, PROJECTED VERTICALLY, OF THAT PART OF SAID LOT 7 BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A CORNER OF SAID LOT 7 WHICH IS 70.33 FEET NORTH FROM THE NORTH LINE OF EAST ERIE STREET AND 0.33 (THIRTY THREE HUNDREDTHS OF A FOOT) EAST FROM THE RANGE LINE, HEREINAFTER DESCRIBED AND RUNNING THENCE ALONG PARALLEL WITH THE EAST LINE OF NORTH McCLURG COURT, AND ALONG LINES PERPENDICULAR TO SAID EAST LINE, RESPECTIVELY, THE FOLLOWING COURSES AND DISTANCES; WEST 35.21 FEET; NORTH 40.63 FEET; EAST 12.49 FEET; NORTH 12.05 FEET; WEST 4.38 FEET; NORTH 16.16 FEET; EAST 6.45 FEET; NORTH 17.91 FEET; EAST 20.59 FEET TO A POINT 157.08 FEET NORTH FROM SAID NORTH LINE OF EAST ERIE STREET AND 0.33 (THIRTY THREE HUNDREDTHS) OF A FOOT EAST FROM SAID RANGE LINE; THENCE SOUTH PARALLEL WITH SAID RANGE LINE 86.75 FEET TO THE POINT OF BEGINNING SAID RANGE LINE HEREIN MENTIONED BEING A LINE WHICH IS PERPENDICULAR TO THE NORTH LINE OF EAST ERIE STREET AND WHICH INTERSECTS SAID NORTH LINE AT A POINT 83.95 FEET EAST FROM THE NORTH-EAST CORNER OF EAST ERIE STREET AND NORTH McCLURG COURT, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 26912811 AS AMENDED FROM TIME TO TIME; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 26320245, AS AMENDED, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-10-202-083-1016

Address of Real Estate: 680 N. LAKE SHORE DRIVE, UNIT 423, CHICAGO, ILLINOIS

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## STATEMENT BY GRANTOR AND GRANTEE

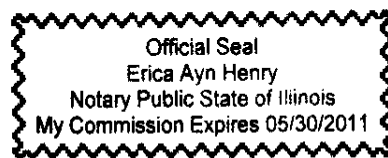
The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 2/11/08, 2008

Signature: Kathryn Hamilton Fink  
Grantor or agent

Subscribed and sworn to before me by Kathryn Hamilton Fink this 11 day of February, 2008.

Notary public Erica Ayn Henry [SEAL}



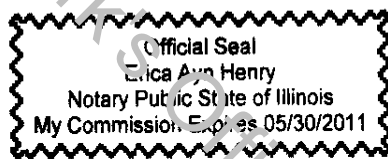
The Grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 2/11/08, 2008

Signature: Kathryn Hamilton Fink  
Grantee of agent

Subscribed and sworn to before me by Kathryn Hamilton Fink this 11 day of February, 2008.

Notary public Erica Ayn Henry [SEAL}



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.]