

# UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY:

Mark C. Vaughan, Esq.  
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Chicago, Illinois 60606

AFTER RECORDING THIS INSTRUMENT  
SHOULD BE RETURNED TO:

Jay Melnick, Esq.  
Seyfarth Shaw LLP  
131 South Dearborn Street  
Chicago, Illinois 60603



Doc#: 0823833123 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/25/2008 01:22 PM Pg: 1 of 5

## WARRANTY DEED

THIS INDENTURE, is made as of August 15, 2008, by Mark W. Landolt and Jennifer Lane Landolt, husband and wife, as joint tenants, having an address of 3728 North Greenview, Chicago, Illinois 60613 (collectively "Grantor"), and Geoffrey F. Grossman and his successors, as trustee of the Richard C. Goodman 65 Trust under trust agreement dated December 28, 1965, as to a seventy-five percent (75%) interest, and Lesley P. Goodman, as to the remaining twenty-five percent (25%) interest, as tenants in common ("Grantee"). WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does WARRANT AND CONVEY unto Grantee to have and to hold to Grantee and Grantee's successors and assigns FOREVER, Grantor's interest in all of that certain real estate situated in the County of Cook and State of Illinois known and described only in **Exhibit A** attached hereto and made a part hereof (the "Real Property").

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the Real Property unto Grantee, and to its successors and assigns in Fee Simple forever.

And Grantor, for itself, and its successors and assigns, does covenant, promise and agree to and with Grantee, and to its successors and assigns that it has not done or suffered to be done anything whereby the Real Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that they WILL WARRANT AND FOREVER DEFEND the title and quiet possession to the Real Property against all persons lawfully claiming or to claim the same, subject only to the exceptions set forth in **Exhibit B** attached hereto and made a part hereof.

Box 400-CTCC


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IN WITNESS WHEREOF, Grantor has caused its name to be duly signed to this Warranty Deed as of the day and year first above written.

  
\_\_\_\_\_  
Mark W. Landolt

  
\_\_\_\_\_  
Jennifer Lane Landolt

STATE TAX

**STATE OF ILLINOIS**



AUG. 20. 08


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0091900
FP 103024

# 0000018829

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



AUG. 20. 08


REVENUE STAMP

REAL ESTATE TRANSFER TAX
0045950
FP 103022

# 0000008101

CITY TAX

**CITY OF CHICAGO**



AUG. 20. 08

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0966450
FP 103023

# 0000000541

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STATE OF ILLINOIS )  
 )  
COUNTY OF COOK ) SS

I, Margaret A. Fisher, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Mark W. Landolt, 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 and delivered the said instrument as his free and voluntary act and for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 5th day of August, 2008.

Margaret A. Fisher  
Notary Public

My commission expires: 5/8/12



STATE OF ILLINOIS )  
 )  
COUNTY OF COOK ) SS

I, Margaret A. Fisher, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jennifer Lane Landolt, 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 she signed and delivered the said instrument as her free and voluntary act and for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 5th day of August, 2008.

Margaret A. Fisher  
Notary Public

My commission expires: 5/8/12



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## EXHIBIT A

### Legal Description

#### Parcel 1:

UNIT 3J IN THE ST. MICHAELS HIGH SCHOOL CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE, HEREINAFTER REFERRED TO AS THE PREMISES:

PARTS OF LOTS 14, 15, 16, 17, 18, 19, 20 IN DIVERSEY'S SUBDIVISION OF BLOCK 54 OF CANAL TRUSTEES' SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 12, 1988 AS DOCUMENT 88304805, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

#### Parcel 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION RECORDED AS DOCUMENT 26158126, AMENDED BY DOCUMENTS 88148708 AND 88171667.

#### Parcel 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1, FOR LIGHT AND AIR, AND FOR PEDESTRIAN INGRESS AND EGRESS AND EMERGENCY VEHICULAR TRAFFIC AS SET FORTH IN DECLARATION RECORDED AS DOCUMENT 25685091.

#### Parcel 4:

EASEMENT FOR EXCLUSIVE RIGHT TO USE OF PARKING SPACE 96, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT II TO THE DECLARATION RECORDED AS DOCUMENT 26158126.

Common Address: 1660 N. Hudson, Unit 3J  
Chicago, Illinois 60614

Parcel Identification Number: 14-33-330-020-1036

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## EXHIBIT B

### Permitted Exceptions

- 1.) Covenants, conditions and restrictions of record.
- 2.) Public and utility easements.
- 3.) Acts done by or suffered through Grantee.
- 4.) Condominium Declaration and Bylaws.
- 5.) General real estate taxes not yet due and payable at the time of the closing.

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