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UNOFFICIAL COPY

WARRANTY DEED AND ASSIGNMENT



Doc#: 0824141017 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/28/2008 09:25 AM Pg: 1 of 3

The GRANTORS, ALEXANDER G. KASPAR AND MELANIE J. KASPAR, HUSBAND AND WIFE, as Tenants by the Entirety, in Fee Simple, as to the building and improvements; and ALEXANDER G. KASPAR and MELANIE J. KASPAR, HUSBAND AND WIFE, as Tenants by the Entirety, in Leasehold Estate, as to the land, of the CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, for and in consideration of ten dollars, in hand paid, and other good and valuable consideration, CONVEY, WARRANT AND ASSIGN to

LEE M. MITCHELL REVOCABLE TRUST, DATED NOVEMBER 22, 2002
135 MAPLE HILL ROAD
GLENCOE, IL 60022

the following described Real Estate and Interests in the County of COOK, State of Illinois:

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SEE LEGAL DESCRIPTION

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 forever.

Index No. 17-03-228-034-4006 AND 17-03-228-035-4009
PROPERTY ADDRESS: 270 E. PEARSON, UNIT 302 AND P3-9, CHICAGO, IL 60611
Subject to General taxes for 2007 and subsequent years
Covenants, conditions and restrictions of record
Dated this 22nd day of AUGUST 2008

CLERK OF THE CLERK OF ILLINOIS
2 N. LaSalle Street
Suite 025
Chicago, IL 60602
312-849-4245

Alexander G. Kaspar

ALEXANDER G. KASPAR

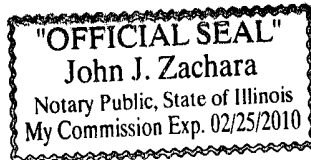
Melanie J. Kaspar

MELANIE J. KASPAR

State of ILLINOIS }
 } SS
County of COOK }

ALEXANDER G. KASPAR AND MELANIE J. KASPAR, HUSBAND AND WIFE, 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.

Given under my hand and notary seal this 22nd day of AUGUST 2008



John J. Zachara

Notary Public

This instrument prepared by John J. Zachara, 39 S. LaSalle, Chicago, Illinois 60603
Mail to: Thomas M. Schroeder
980 N. Michigan Ave #1120
Chicago, IL 60611-4522
Subsequent tax Bill: LEE M. MITCHELL REV TR
135 MAPLE HILL ROAD
GLENCOE, IL 60022-1252

UNOFFICIAL COPY**STEWART TITLE****GUARANTY COMPANY**
HEREIN CALLED THE COMPANY**COMMITMENT - LEGAL DESCRIPTION**

ALTA COMMITMENT (6/17/06)

Order Number TM268172

Assoc File No "

PARCEL 1: UNIT 302 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, 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 JULY 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 0414242156 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 S6, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM, AFORESAID.

PARCEL 3: UNIT PU9 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, 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 AND BY UNIT SUBLEASE RECORDED MAY 21, 2004 AS DOCUMENT NUMBER 0414242201 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.

**STEWART TITLE GUARANTY
COMPANY**

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STEWART TITLE

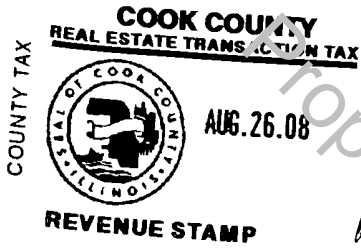
GUARANTY COMPANY
HEREIN CALLED THE COMPANY

ALTA COMMITMENT (6/17/06)

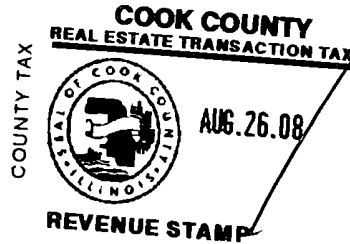
Order Number TM268172
Assoc File No "

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.

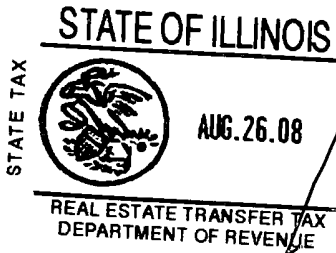
PARCEL 5: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 3 FOR INGRESS, EGRESS, USE, ENJOYMENT AND SUPPORT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0317834091.



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FP 102810



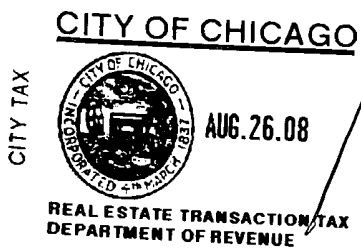
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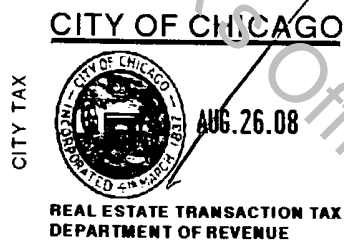
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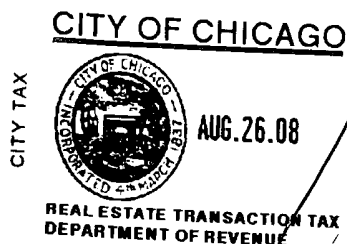
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FP 102804



REAL ESTATE TRANSFER TAX
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FP 102807



REAL ESTATE TRANSFER TAX
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FP 102807



REAL ESTATE TRANSFER TAX
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