

# UNOFFICIAL COPY



First American Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY  
Living Trust to Individual

1/2  
FIRST AMERICAN  
File # 0904205011



Doc#: 0904205011 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/11/2009 09:43 AM Pg: 1 of 3

THE GRANTOR(S), Lee A. Brodsky, as Trustee of The Lee A. Brodsky Trust dated March 10, 1992, as to an undivided 75% interest and Jessica L. Brodsky as to an undivided 25% interest, of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Anthan Sunder, of 360 E. South Water, Chicago, IL 60601 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

*unmarried* See Exhibit "A" attached hereto and made a part hereof

*Ze*

SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and by laws, if any, and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-10-400-035-1012, 17-10-400-035-1593  
Address(es) of Real Estate: 420 E. Waterside, Unit #307, and P-270, Chicago, IL 60601

Dated this 15<sup>th</sup> day of December, 2008

X *Lee A. Brodsky* (SEAL)  
Lee A. Brodsky, as trustee

X *Jessica L. Brodsky* (SEAL)  
Jessica L. Brodsky

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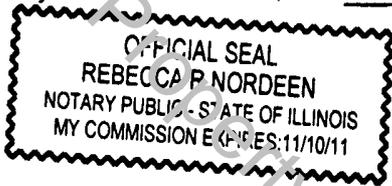
STATE OF ILLINOIS, COUNTY OF

Lake

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Lee A. Brodsky and Jessica L. Brodsky, personally known to me to be the same person(s) whose name(s) 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 15<sup>th</sup> day of December, 20 08.



Rebecca P. Nordeen (Notary Public)

**Prepared by:**

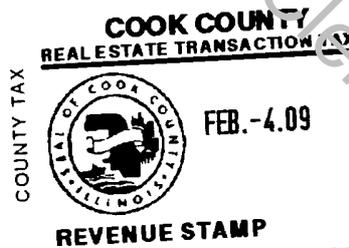
Judy DeAngelis  
Attorney at Law  
767 Walton Lane  
Grayslake, IL 60030



REAL ESTATE TRANSFER TAX
00322.00
# 0000059610 FP 103027

**Mail to:**

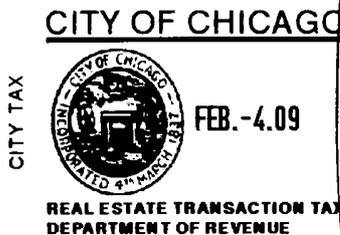
Wayne Shapiro  
Attorney at Law  
111 W. Washington St., #1023  
Chicago, IL 60602



REAL ESTATE TRANSFER TAX
00161.00
# 0000018921 FP 103028

**Name and Address of Taxpayer:**

Anthan Sunder  
420 E. Waterside, Unit #307  
Chicago, IL 60601



REAL ESTATE TRANSFER TAX
03381.00
# 0000003268 FP 102812

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## Exhibit "A"

### PARCEL 1:

UNIT 307 AND PARKING SPACE UNIT P-270, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-306, A LIMITED COMMON ELEMENT IN THE REGATTA CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

LOT 6 AND THE EAST 20 FEET OF LOT 5 IN LAKESHORE EAST SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FORT DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 2003 AS DOCUMENT 0030301045, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 15, 2006 AS DOCUMENT NUMBER 0622717054, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, INCLUDING EASEMENTS FOR ACCESS TO IMPROVEMENTS BEING CONSTRUCTED OVER TEMPORARY CONSTRUCTION EASEMENT AREAS, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, ALL AS MORE PARTICULARLY DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST MADE BY AND BETWEEN LAKESHORE EAST LLC, LAKESHORE EAST PARCEL P LLC, AND ASN LAKESHORE EAST LLC DATED AS OF JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT 0020732020, AS AMENDED FROM TIME TO TIME.

### PARCEL 3:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS RECORDED AUGUST 15, 2006 AS DOCUMENT NUMBER 0622717053 FOR SUPPORT, COMMON WALLS, CEILINGS AND FLOORS, EQUIPMENT AND UTILITIES, INGRESS AND EGRESS, MAINTENANCE AND ENCROACHMENTS, OVER THE LAND DESCRIBED THEREIN. (SAID BURDENED LAND COMMONLY REFERRED TO IN THE AFOREMENTIONED DECLARATION AS THE "RETAIL PARCEL.")