

# UNOFFICIAL COPY



Doc#: 1005004009 Fee: \$46.00  
Eugene "Gene" Moore RH9P Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/19/2010 08:19 AM Pg: 1 of 6

**After Recording Return to:**

David A. Belofsky  
Belofsky & Belofsky, P.C.  
33 N. Dearborn St., Suite 2330  
Chicago, Illinois 60602

**WARRANTY DEED**  
**Individual to**  
**Trust**

(Space Above This Line for Recording Data)

THE GRANTOR, LEONARD C. GOODMAN, an unmarried man, of 1938 N. Sedgwick, Unit 2, Chicago, Illinois 60614, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to CHICAGO TITLE LAND TRUST COMPANY, not personally but solely as Trustee under Trust Agreement dated October 28, 2009 and known as Trust No. 8002353997, of 171 N. Clark Street, Room 525, Chicago, Illinois 60601, and unto all and every successor or successors in trust under said trust agreement, 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.

Permanent Real Estate Index No.: 14-28-202-035-0000 (formerly Part of 14-28-202-025-0000 and 14-28-202-026-0000)

Address of Property: 320 W. Wellington Avenue  
Chicago, Illinois 60657  
(Vacant)

TO HAVE AND TO HOLD said premises, SUBJECT only to those matters set forth on Exhibit "B" attached to and made a part of this Deed.

DATED this 15th day of February, 2010.

*Leonard C. Goodman by K.O. Meehan,*  
Leonard C. Goodman his Attorney-in-Fact

**This instrument Prepared by:**  
K.O. Meehan  
Gould & Ratner LLP  
222 N. LaSalle St., Suite 800  
Chicago, Illinois 60601

**Send Subsequent Tax Bills to:**  
~~CTLTC 8002353997~~  
~~1749 N. Wells Street, #1308~~  
~~Chicago, Illinois 60614~~  
DAVID BELOFSKY  
33 N. DEARBORN  
SUITE 2330  
CHICAGO IL 60602

8431399 D2AEM  
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STATE OF ILLINOIS )  
COUNTY OF COOK )

ss. Karen O. Meehan, as Attorney in fact for

I Edward A. Trio, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LEONARD C. GOODMAN, 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 15th day of February, 2010.



Edward A. Trio  
Notary Public

My Commission Expires:

8/21/2011

STATE OF ILLINOIS	
STATE TAX	FEB. 16. 10
REAL ESTATE TRANSFER TAX	
0153900	
# 0000000064	FP 103024
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	FEB. 16. 10
REVENUE STAMP	

REAL ESTATE TRANSFER TAX	
0076950	
# 0000000000	FP 103022

CITY OF CHICAGO	
CITY TAX	FEB. 16. 10
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	

REAL ESTATE TRANSFER TAX	
1615950	
# 0000001661	FP 103023

**UNOFFICIAL COPY****EXHIBIT "A"****LEGAL DESCRIPTION**

THAT PART OF LOT 1 (EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1; THENCE NORTH 13° 50' 00" WEST ALONG A WESTERLY LINE OF SAID LOT 1, 131.08 FEET; THENCE NORTH 76° 10' 00" EAST PERPENDICULAR TO SAID WESTERLY LINE OF LOT 1, 14.79 FEET; THENCE SOUTH 07° 23' 44" EAST, ALONG A LINE HEREINAFTER REFERRED TO AS "LINE A", 131.91 FEET TO THE POINT OF BEGINNING) IN THE SUBDIVISION OF LOTS 2 AND 3 AND ACCRETIONS IN LAKE FRONT ADDITION IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK, ACCORDING TO PLAT THEREOF RECORDED SEPTEMBER 6, 1912 AS DOCUMENT 5038117, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 07° 23' 44" WEST, A DISTANCE OF 56.52 FEET ALONG SAID "LINE A"; THENCE SOUTH 89° 39' 00" EAST, A DISTANCE OF 109.74 FEET ALONG A LINE PARALLEL AND 56.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 1; THENCE SOUTH 00° 19' 58" WEST, 56.00 FEET TO THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 89° 39' 00" WEST ALONG SAID SOUTH LINE OF LOT 1, A DISTANCE OF 102.14 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

CONTAINING 5,933 SQUARE FEET, OR 0.14 ACRES, MORE OR LESS

Permanent Real Estate Index No.: 14-28-202-035-0000 (formerly Part of 14-28-202-025-0000 and 14-28-202-026-0000)

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## EXHIBIT "B"

### PERMITTED EXCEPTIONS

1. General real estate taxes not yet due and payable.
2. Building lines and building laws and ordinances and subdivision agreements.
3. Zoning laws and ordinances.
4. Public roads and highways.
5. Easements for public utilities.
6. Broadband Easement and Right of Entry Agreement recorded January 2, 1997 as Document 97001910.
7. Plat of Subdivision Agreement dated May 30, 2006 and recorded June 30, 2006 as Document 0618133160.
8. Amended and Restated Development and Cost Sharing Agreement relating to certain development costs of installing a private driveway and utilities dated November 18, 2009 and recorded December 24, 2009 as Document 0935818014.
9. Declaration of Driveway Easement relating to a private driveway along the west line of Lot B recorded October 25, 2007 as Document 0729822147, rerecorded on November 29, 2007 as Document 0733339092, and rerecorded December 21, 2007 as Document 0735533068, as amended by First Amendment to Declaration of Drive Easement, dated November 24, 2009 and recorded December 24, 2009 as Document 0935818013.
10. Declaration of Restrictive Covenants relating to the use of Lot B for residential purposes recorded December 21, 2007 as Document 0735533069, as amended by First Amendment to Declaration of Restrictive Covenants, dated November 24, 2009 and recorded December 24, 2009 as Document 0935818015.
11. Grant of Utility Easements dated November 24, 2009 and recorded December 24, 2009 as Document 0935818016.
12. Declaration of Covenants, Conditions, Easements and Restrictions for Wellington Lake Shore Homeowners Association dated November 24, 2009 and recorded December 24, 2009 as Document 0935818017.
13. Utilities Easement Agreement, dated February \_\_, 2009 by and between Leonard C. Goodman and Chicago Title Land Trust Company, not personally but solely as Trustee under Trust Agreement dated October 28, 2009 and known as Trust No. 89002353997.
14. Existing encroachments.
15. Mechanics Lien filed by Casimir Kujawa and recorded May 12, 2009 as Document 0913222064.
16. Encroachment of the fence located mainly on the Property onto the property east and adjoining by an undisclosed amount, as shown on Plat of Survey No. 2008-11849-002 prepared by Gremley & Biedermann dated October 7, 2009.
17. Acts done or suffered by Purchaser.



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9. The sale of a single lot of less than 2.5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, (eff. Oct. 1, 1977).

10. The conveyance is of land described in the same manner as title was taken by grantor(s).

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of DuPage County, Illinois, to accept the attached deed for recording.

Leonard C. Goodman by K. M. M. M. M.  
Leonard Goodman *his Attorney-in-Fact*

SUBSCRIBED and SWORN to before me  
this 15<sup>th</sup> day of February, 2010

*Edward A. Trio*

NOTARY PUBLIC



Property of Cook County Clerk's Office