

UNOFFICIAL COPY

FIRST AMERICAN

File # 2026197



First American Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
Living Trust to Individual**



Doc#: 1006326105 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/04/2010 10:58 AM Pg: 1 of 4

THE GRANTOR(S), **BRIAN J. BRODERICK**, as Trustee of **BRIAN J. BRODERICK TRUST DATED OCTOBER 20, 2009**, of the CITY of CHICAGO, County of COOK, State of ILLINOIS 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 **DAVID J. DISTEL TRUST DATED JUNE 14, 2006**, of CITY of GRAND RAPIDS, the STATE of MICHIGAN, all interest in 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

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 bylaws, if any; and general real estate taxes not yet due and payable at the time of closing.

THIS IS NOT HOMESTEAD.

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): 17-15-307-036-1245

Address(es) of Real Estate: 910 S. Michigan Avenue, Unit 304, Chicago, Illinois 60605

Dated this 18 day of February, 20 10

**BRIAN J. BRODERICK TRUST
DATED OCTOBER 20, 2009**

Brian J. Broderick, as Trustee

UNOFFICIAL COPY

CITY OF CHICAGO
 FEB. 26. 10
 CITY TAX
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

858000000 #

REAL ESTATE TRANSFER TAX
04357.50
FP 102812

STATE OF ILLINOIS
 FEB. 26. 10
 STATE TAX
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

00000633 #

REAL ESTATE TRANSFER TAX
00415.00
FP 103027

COOK COUNTY
 FEB. 26. 10
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP

099000000 #

REAL ESTATE TRANSFER TAX
00207.50
FP 103028

of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **BRIAN J. BRODERICK, AS TRUSTEE, OF THE BRIAN J. BRODERICK TRUST DATED OCTOBER 20, 2009**, 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 18 day of February, 20 10



Cathy Joyce

(Notary Public)

Prepared by:

Christopher M. Novy
Rock Fusco, LLC
321 N. Clark Street, Suite 2200
Chicago, Illinois 60654

Mail to:

Lynn Macas
Hawbecker & Garver
35 S. Garfield
Hinsdale, Illinois 60521

Name and Address of Taxpayer:

David J. Distel Trust
910 S. Michigan Avenue #304
Chicago, Illinois 60605

UNOFFICIAL COPY

Exhibit "A" Legal Description

Parcel 1:

Unit No. 304 in the Michigan Avenue Lofts Condominium as delineated on a survey of the following described real estate: parts of Lots in Block 20 in fractional Section 15 addition to Chicago, in the Southwest $\frac{1}{4}$ of fractional Section 15, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 98774537, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Garage Space No. 61R, a limited common element as delineated on the survey attached to the Declaration aforesaid recorded as Document Number 98774537.

Parcel 3:

Easements for the benefit of Parcel 1 for Ingress, Egress, Use, Maintenance, Utilities and Enjoyment as set forth in the Declaration recorded August 31, 1998, as Document Number 98774537.

Property of Cook County Clerk's Office