

# UNOFFICIAL COPY



## WARRANTY DEED

Doc#: 1011340086 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/23/2010 11:38 AM Pg: 1 of 4

THE GRANTORS,  
Randall G. Ferrari and Joyce A. Ferrari,  
husband and wife of Western Springs,  
IL and Jonathon A. Ferrari married to  
Megan Fitzgerald of the City of  
Washington, D.C., for and in  
consideration of Ten and 00/100THS  
Dollars, and other good and valuable  
consideration, the receipt and sufficiency  
of which is hereby acknowledged,  
CONVEY and WARRANT to

Michael Abecassis  
1975 Keats Ct.  
Highland Park, IL 60035

the following described Real Estate: See attached for legal description

situated in the County of Cook, State of Illinois. The Grantors hereby release and waive all rights  
under and by virtue of the homestead exemption laws of the State of Illinois.

Common address: 233 E. Erie #1707, Chicago, IL 60610

P-I-N: 17-10-203-027-1087

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; acts  
done or suffered through Buyer, all special governmental taxes or assessments confirmed or  
unconfirmed; condominium declaration and by-laws; and general real estate taxes not yet due and  
payable at time of closing (2009 and 2010) and subsequent years and condominium assessments not  
due and payable at time of closing.

DATED this 3rd day of April, 2010

Randall G. Ferrari (SEAL)  
Randall G. Ferrari

Joyce A. Ferrari (SEAL)  
Joyce A. Ferrari

Jonathon A. Ferrari (SEAL)  
Jonathon A. Ferrari

Megan Fitzgerald (SEAL)  
Megan Fitzgerald

BOX 334 CTI

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sup  
wite  
61051515

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# UNOFFICIAL COPY

STATE OF Maryland  
COUNTY OF Howard)<sup>SS</sup>

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that the following persons, Jonathan A. Ferrari and Megan Fitzgerald, 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, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 3 day of April, 2010

  
NOTARY PUBLIC

**KALONNIE K BARKER**  
NOTARY PUBLIC  
HOWARD COUNTY  
MARYLAND  
MY COMMISSION EXPIRES FEBRUARY 20, 2012

Prepared by Kathleen A. O'Dekirk, 2916 N. Pine Grove Ave. #1, Chicago, IL 60657


MAIL TO:

Louis Reiff, Attorney  
309 W. Washington # 900  
Chicago, IL 60606


SEND SUBSEQUENT TAX BILLS TO:

Michael Abecassus  
1975 Keats Ct  
Highland Park, IL 60035


Recorder's Office Box No. \_\_\_\_\_

STATE OF ILLINOIS  
  
APR. 21. 10  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000001239  
REAL ESTATE TRANSFER TAX  
0015400  
FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
  
APR. 22. 10  
REVENUE STAMP

# 0000001240  
REAL ESTATE TRANSFER TAX  
0007700  
FP 103034

CITY OF CHICAGO  
  
APR. 21. 10  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000006122  
REAL ESTATE TRANSFER TAX  
0161700  
FP 103033

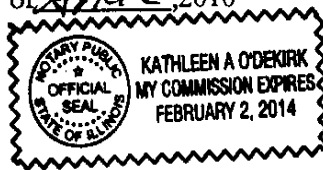
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that the following persons, RANDALL G. & JOYCE A. FERRARI, 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, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 2nd day of APRIL, 2010

Kathleen A. O'Dekirk  
NOTARY PUBLIC



Prepared by Kathleen A. O'Dekirk, 2916 N. Pine Grove Ave. #1, Chicago, IL 60657

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recorder's Office Box No. \_\_\_\_\_

PROPERTY OF COOK COUNTY CLERK'S OFFICE

**UNOFFICIAL COPY****STREET ADDRESS:** 233 EAST ERIE STREET

UNIT 1707

**CITY:** CHICAGO**COUNTY:** COOK**TAX NUMBER:** 17-10-203-027-1087**LEGAL DESCRIPTION:****PARCEL 1:**

UNIT NUMBER 1707 IN THE STREETERVILLE CENTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

ALL OF THE PROPERTY AND SPACE LYING ABOVE AND EXTENDING UPWARD FROM A HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM (AND WHICH IS ALSO THE LOWER SURFACE OF THE FLOOR SLAB OF THE NINTH FLOOR, IN THE 26 STORY BUILDING SITUATED ON THE PARCEL OF LAND HEREINAFTER DESCRIBED) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF A PARCEL OF LAND COMPRISED OF LOTS 20 TO 24 AND LOT 25 (EXCEPT THAT PART OF LOT 25 LYING WEST OF THE CENTER OF THE PARTY WALL OF THE BUILDING NOW STANDING THE DIVIDING LINE BETWEEN LOTS 25 AND 26), TOGETHER WITH THE PROPERTY AND SPACE LYING BELOW SAID HORIZONTAL PLANE HAVING AN ELEVATION OF 119.30 FEET ABOVE CHICAGO CITY DATUM AND LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 118.13 FEET ABOVE CHICAGO CITY DATUM (AND WHICH PLANE COINCIDES WITH THE LOWEST SURFACE OF THE ROOF SLAB OF THE 8 STORY BUILDING SITUATED ON SAID PARCEL OF LAND) AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD OF THE SOUTH 17.96 FEET OF AFORESAID PARCEL OF LAND, ALL IN THE SUBDIVISION OF THE WEST 394 FEET OF BLOCK 32, (EXCEPT THE EAST 14 FEET OF THE NORTH 80 FEET THEREOF), IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26017897 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

EASEMENT FOR THE BENEFIT OF LOT 25 OF THE RIGHT TO MAINTAIN PARTY WALL AS ESTABLISHED BY AGREEMENT BETWEEN EDWIN B. SHELDON AND HEATON OWSLEY RECORDED AUGUST 11, 1892 AS DOCUMENT 1715549 ON THAT PART OF LOTS 25 AND 26 IN KINZIE'S ADDITION AFORESAID OCCUPIED BY THE WEST 1/2 OF THE PARTY WALL, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED OCTOBER 1, 1981 AND RECORDED OCTOBER 2, 1981 AS DOCUMENT 26017894 AND AS CREATED BY DEED RECORDED AS DOCUMENT 26017895.