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Doc#: 1022122079 Fee: \$44.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/09/2010 01:20 PM Pg: 1 of 4

THIS INSTRUMENT WAS PREPARED BY
AND WHEN RECORDED RETURNED TO:
George V. Cassar, Jr., Esq.
28400 Northwestern Highway, Suite 300
Southfield, MI 48034
(248) 354-4030

WARRANTY DEED

THE GRANTOR, MILES G. GATLAND, a married man, of 1110 Island Drive, Commerce Township, MI 48382 for valuable consideration of ten dollars (\$10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto MILES GEOFFREY GATLAND, and his successors in Trust, as Trustee of the MILES GEOFFREY GATLAND Revocable Living Trust dated May 9, 2003 as amended and/or restated ("Grantee"), whose address is 1110 Island Drive, Commerce Township, Michigan 48382, all interest in the following described real estate situated in the City of Chicago, County of Cook, State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

PARCEL ID NUMBER: 17-09-126-020-1038

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor's and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

MILES GEOFFREY GATLAND

JOANNA E. VALENTINE, his wife, who signs
this Deed solely to bar her dower rights in
the property

[CONTINUED ON FOLLOWING PAGE]

S Yes
R Yes
S Yes
M Yes
SC Yes
E Yes
INT Yes

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STATE OF MICHIGAN)
COUNTY OF OAKLAND)^{ss}

On this 16th day of MARCH, 2010, before me, the subscribed, a Notary Public in and for said county, personally appeared Miles G. Gatland and Joanne E. Valentine, his wife, who executed the within instrument as his and her free act and deed.

Susan Johnson
_____, Notary Public

DOCUMENTARY TRANSFER TAX IS \$ -0-

TRANSACTION IS EXEMPT FROM TRANSFER TAX: Transfer price is less than \$100.00 ✓

SUSAN P JOHNSON
Notary Public, State of Michigan
County of Oakland
My Commission Expires Feb. 10, 2012
Acting in the County of Oakland

Property Address: 600 N. Kingsbury Street
Unit 904 and parking space Unit P-366 in Park Place Condominium
Chicago, Illinois 60610

Grantor's and Grantee's address:
1110 Island Drive
Commerce Twp., MI 48382

Mail Subsequent Tax Bills to:
Miles Gatland
1110 Island Drive
Commerce Twp., MI 48382

UNOFFICIAL COPYEXHIBIT "A"
LEGAL DESCRIPTION 

UNIT 904 AND PARKING SPACE UNIT P-336 IN PARK PLACE CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PARCEL 1:

THAT PART OF BLOCK 3 IN ASSESSOR'S DIVISION OF THE KINGSBURY TRACT, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EASTERLY OF THE EAST DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF KINGSBURY STREET, LYING SOUTH AND SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF KINGSBURY STREET AND A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) EXTENDED WEST; THENCE WEST ALONG A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) EXTENDED WEST 163.0 FEET; THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT IN SAID DOCK LINE OF SAID NORTH BRANCH OF THE CHICAGO RIVER, WHICH IS 70.80 FEET SOUTHEASTERLY (MEASURED ALONG SAID DOCK LINE) FROM THE POINT OF INTERSECTION OF SAID DOCK LINE WITH SAID LINE SO DRAWN 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER OF ONTARIO STREET EXTENDED WEST AND LYING NORTH AND EAST OF A LINE DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE WEST LINE OF KINGSBURY STREET AND A LINE 8.50 FEET SOUTH OF AND PARALLEL WITH THE PROLONGATION WEST OF THE SOUTH LINE OF THE NORTH 1/2 BLOCK 4 IN SAID ASSESSOR'S DIVISION OF SAID KINGSBURY TRACT; THENCE WEST ALONG SAID PARALLEL LINE, 142.0 FEET TO A POINT; THENCE NORTH AT RIGHT ANGLES 13.0 FEET; THENCE WEST AT RIGHT ANGLES TO A POINT ON THE EAST DOCK LINE OF THE NORTH BRANCH OF CHICAGO RIVER, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF BLOCK 3 IN ASSESSOR'S DIVISION OF THE KINGSBURY TRACT, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN A LINE 3.0 FEET NORTH OF AND PARALLEL WITH THE CENTER LINE OF ONTARIO STREET (AS NOW LAID OUT) WHICH IS 163.0 FEET WEST FROM THE INTERSECTION OF SAID LINE WITH THE WEST LINE OF KINGSBURY STREET; THENCE SOUTHWESTERLY TO A POINT IN THE DOCK LINE OF THE EAST BANK OF THE NORTH BRANCH OF THE CHICAGO RIVER WHICH IS 70.8 FEET SOUTHEASTERLY FROM INTERSECTION OF DOCK LINE, SAID RIVER WITH THE SAID LINE DRAWN 3.0 FEET NORTH OF A PARALLEL WITH THE CENTER LINE OF ONTARIO STREET; THENCE NORTHWESTERLY ALONG SAID DOCK LINE OF SAID EAST BANK OF SAID RIVER, 9.80 FEET; THENCE NORTHEASTERLY IN A STRAIGHT LINE TO THE POINT OF BEGINNING, SAID LAND BEING MORE PARTICULARLY DESCRIBED IN A DEED FROM HUGH MCBIRNEY AND ISABELLE M. MCBIRNEY, HIS WIFE, TO PERCIVAL W. CLEMENT, DATED NOVEMBER 22, 1899, RECORDED IN VOLUME 6925 PAGE 164 OF LAND RECORDS IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 21, 2002 AS DOCUMENT NUMBER 0020921139, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 21, 2002 AS DOCUMENT NUMBER 0020921138.

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STATEMENT OF GRANTOR/GRANTEE ✓

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois

Dated 3-16, 2010 Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the said Miles Geoffrey Gatland this 16th day of MARCH 2010.
Notary Public Susan P Johnson

SUSAN P JOHNSON
Notary Public, State of Michigan
County of Oakland
My Commission Expires Feb. 10, 2012
Acting in the County of Oakland

The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 3-16, 2010 Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the said Miles Geoffrey Gatland this 16th day of MARCH 2010.
Notary Public Susan P Johnson

SUSAN P JOHNSON
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NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A. misdemeanor for subsequent offenses.

(Attach to deed or AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.