

UNOFFICIAL COPY



Doc#: 1027229014 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/29/2010 11:06 AM Pg: 1 of 4

This Transaction Exempt Pursuant  
to Real Estate Transfer Tax Law,  
Section 31-45, Paragraph e, and  
Cook County Ordinance No. 95104.

Date: 9/16/10  
Signed: Chris B

**WARRANTY DEED**  
**(Individual to Trust)**

THE GRANTOR, CHRISTOPHER BERBA, an unmarried man, of the City of Chicago, County of Cook, State of Illinois for the consideration of Ten and no/100 dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to CHRISTOPHER S. BERBA, not individually, but as Trustee of the CHRISTOPHER S. BERBA TRUST w/a/d September 16, 2010, and unto all and every Successor or Successors in Trust under said Trust Agreement, of 440 W. Aldine #3E, Chicago Illinois 60657, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT 3E AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCELS:

PARCEL 1:

LOTS 26, 27 AND THE WEST 10 FEET OF LOT 28 IN BLOCK 3, IN LAKE SHORE SUBDIVISION OF LOTS 24, 25 AND 26 IN THE PINE GROVE, IN SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO

(Cont'd)

Permanent Index No. 14-21-310-064-1003.

DATED this 16<sup>th</sup> day of September, 2010.

Chris B  
CHRISTOPHER BERBA

REC'D

# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHRISTOPHER S. BERBA, an unmarried man, 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 purposes therein set forth.

GIVEN under my hand and Notary Seal this 16th day of September, 2010.

Commission Expires: 3.21.12



Richard C. Spain  
NOTARY PUBLIC

Address of Property:  
440 W. Aldine #3E  
Chicago, IL 60657

This instrument prepared by:  
Richard C. Spain  
SPAIN, SPAIN & VARNET, P.C.  
33 N. Dearborn Street  
Suite 2220  
Chicago, Illinois 60602

Send Subsequent Tax Bills To:  
Christopher S. Berba,  
Trustee  
440 W. Aldine #3E  
Chicago, IL 60657

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## LEGAL DESCRIPTION

(Cont'd from first page)

### PARCEL 2:

EASEMENT FOR DRIVEWAY AND FOR LIGHT AND AIR FOR THE BENEFIT OF THE OWNERS AND OCCUPANTS OF PARCEL 1, AFORESAID, OVER AND ACROSS THE SOUTH 136 FEET OF THAT PART OF THE WEST 5 FEET OF THE EAST 15 FEET OF LOT 28, IN BLOCK 3 OF SAID LAKE SHORE SUBDIVISION AFORESAID, LYING WEST OF THE WEST WALL EXTENDED OF THE BUILDING OF THE EAST 15 FEET OF SAID LOT 28, AS CREATED BY EASEMENT AGREEMENT DATED ON SEPTEMBER 24, 1914, AND RECORDED NOVEMBER 18, 1914, AS DOCUMENT NO. 5533731, MADE BY AXEL H. JOHNSON WITH LUTHER V. RICE;

ALSO

### PARCEL 3:

EASEMENT FOR DRIVE AND FOR LIGHT AND AIR FOR THE BENEFIT OF THE OWNERS AND OCCUPANTS OF PARCEL 1, AFORESAID, OVER AND ACROSS THE SOUTH 136 FEET OF THAT PART OF LOT 25 IN BLOCK 3 IN SAID LAKE SHORE SUBDIVISION AFORESAID, LYING EAST OF THE EAST LINE OF THE BUILDING ON SAID LOT 25. EXTENDED, AND AS CREATED BY EASEMENT AGREEMENT DATED SEPTEMBER 15, 1914, AND RECORDED SEPTEMBER 15, 1914, AS DOCUMENT NO. 5493931, MADE BY ALMA O. RAITHEL AND LOUIS B. RAITHEL, WITH LUTHER V. RICE, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO AND A PART OF THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST CO. OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DTD JUNE 1, 1977, AND KNOWN AS TRUST NUMBER 40796, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON DECEMBER 22, 1980, AS DOCUMENT NO. 25714478, TOGETHER WITH AN UNDIVIDED 16-2/3 PERCENT INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION, (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

ALSO

### PARCEL 4:

THE EXCLUSIVE RIGHT TO THE USE OF P-3E A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 25714478.

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## STATEMENT BY GRANTOR AND GRANTEE

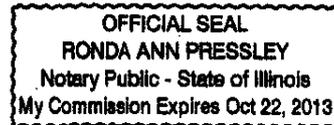
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 9/20, 2010

Signature: Richard C. Lyner  
Grantor or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 20<sup>th</sup> day of September, 2010  
Notary Public Ronda Ann Pressley



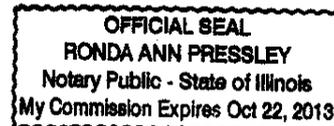
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date 9/20, 2010

Signature: Richard C. Lyner  
Grantee or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 20<sup>th</sup> day of September, 2010  
Notary Public Ronda Ann Pressley



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 ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)