

UNOFFICIAL COPY

Illinois Statutory Deed
Warranty Deed

Prepared by:

Jessica L. DeBruin, Esq.
2762 N Lincoln Ave., Unit 306
Chicago, Illinois 60614



Mail to:

SANFORD C. KANN
1331 Wendy Drive
Northbrook, Illinois 60062

Doc#: 1035733042 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/23/2010 09:10 AM Pg: 1 of 4

Name and Address of Taxpayer:

DORIS BITTERMAN
9531 Avers Avenue
Evanston, Illinois 60203

FIRST AMERICAN TITLE

[THE ABOVE SPACE FOR RECORDER'S USE ONLY]

ORDER # 2127113

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that JOHN LEE ("Grantor"), a married man, married to JESSICA DEBRUIN and having an address of 2762 N. Lincoln, Unit 306, Chicago, Illinois 60614, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, do hereby CONVEY and WARRANT to DORIS BITTERMAN, having an address of 9531 Avers Avenue, Evanston, Illinois 60203, all of Grantor's right, title and interest in and to the following described real property situated in the County of Cook and State of Illinois, to wit:

PARCEL 1

Legal Description is Attached

UNIT 906 IN 530 LAKE SHORE CONDOMINIUM AS DELINEATED ON A SURVEY OF A PARCEL OF LAND COMPRISED OF

THE EAST 1/4 OF LOT 43 IN CIRCUIT COURT PARTITION OF THE OGDEN ESTATE SUBDIVISION OF PART OF BLOCKS 20 31 AND 32 IN KINZIE ADDITION TO CHICAGO IN THE NORTH 1/4 OF SECTION 10 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS; AND LOT 44 IN CIRCUIT COURT PARTITION OF OGDEN ESTATES SUBDIVISION OF PART OF BLOCKS 20 31 AND 32 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH 1/4 OF SECTION 10 TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPT THAT PART HEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 44 THENCE WEST ALONG THE SOUTH LINE OF SAID LOT A DISTANCE OF 109.49 FEET THENCE NORTHEASTERLY ALONG A STRAIGHT LINE WHICH FORMS AN ANGLE OF 30 DEGREES 02 MINUTES 43 SECONDS AS MEASURED FROM THE EAST TO THE NORTHEAST FROM THE LAST DESCRIBED LINE A DISTANCE OF 24.355 FEET THENCE EAST ALONG A STRAIGHT LINE WHICH FORMS AN ANGLE OF 150 DEGREES AS MEASURED FROM THE SOUTHWEST THROUGH THE SOUTH AND EAST TO THE NORTHEAST FROM THE LAST DESCRIBED LINE A DISTANCE OF 29.887 FEET TO A POINT OF CURVE THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 24.533 FEET AN ARC DISTANCE OF 36.587 TO A POINT OF TANGENCY THENCE NORTHEASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 75.635 FEET TO A POINT ON THE NORTH LINE OF SAID LOT SAID POINT BEING 32.056 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 22.055 FEET TO THE NORTHEAST CORNER OF SAID LOT THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO THE POINT OF BEGINNING IN COOK COUNTY ILLINOIS WHICH SURVEY (THE "PLAT") IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR 530 LAKE SHORE DRIVE CONDOMINIUM RECORDED IN COOK COUNTY ILLINOIS ON JULY 21 2003 AS DOCUMENT NO. 0321245006 (THE "DECLARATION") TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF THE LIMITED COMMON ELEMENT(S) COMPRISED OF PARKING SPACE(S) NUMBERED 813 AS DELINEATED ON THE PLAT AND AS DESCRIBED IN SUBPARAGRAPH 8(A) OF THE DECLARATION (SUCH SPACE OR EACH SUCH SPACE, AS THE CASE MAY BE, A "RELATED PARKING SPACE")

P.I.N.: 17-10-211-024-1012

Commonly known as: 530 North Lake Shore Drive, Unit 906, Chicago, Illinois: 60611

TO HAVE AND TO HOLD the said property unto the Grantee, their successors and assigns forever;

S X
P 4
S _____
SC X
INT 0.25


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Property

STATE OF ILLINOIS
 STATE TAX

 DEC. 17.10
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE
 TRANSFER TAX
 00372.50
 # 0000010212
 FP 103027

COOK COUNTY
 COUNTY TAX

 REAL ESTATE TRANSACTION TAX
 DEC. 17.10
 REVENUE STAMP

REAL ESTATE
 TRANSFER TAX
 00186.25
 # 0000010211
 FP 104028

CITY OF CHICAGO
 CITY TAX

 DEC. 17.10
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

REAL ESTATE
 TRANSFER TAX
 03911.25
 # 0000011749
 FP 102812

COOK COUNTY CLERK'S Office

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SUBJECT TO the following, if any: covenants, conditions and restrictions of record; condominium documents and by-laws, building lines and public and utility easements so long as they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes for 2009, not yet due and payable as of the date hereof, and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantor has caused their name to be signed to these presents as of the 6th day of December, 2010.

[Signature]
JOHN LEE

[Signature]
JESSICA DEBRUIN, signing for the purpose of waiving homestead rights

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

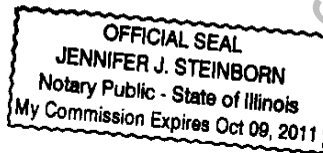
I, the undersigned, a Notary Public in and for the County and State aforesaid, certify that JOHN LEE, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 6th day of December, 2010.

[Signature]
Notary Public

[SEAL]

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

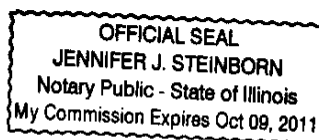


I, the undersigned, a Notary Public in and for the County and State aforesaid, certify that JESSICA DEBRUIN, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 6th day of December, 2010.

[Signature]
Notary Public

[SEAL]



UNOFFICIAL COPY

UNIT 905 IN 530 LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED ON A SURVEY OF A PARCEL OF LAND COMPRISED OF:

THE EAST ½ OF LOT 43 IN CIRCUIT COURT PARTITION OF THE OGDEN ESTATE SUBDIVISION OF PART OF BLOCKS 20, 31 AND 32 IN KINZIE ADDITION TO CHICAGO IN THE NORTH ½, OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND LOT 44 IN CIRCUIT COURT PARTITION OF OGDEN ESTATES SUBDIVISION OF PART OF BLOCKS 20, 31, AND 32 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH ½ OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART HEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 44; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT A DISTANCE OF 109.149 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE WHICH FORMS AN ANGLE OF 30 DEGREES 02 MINUTES 48 SECONDS, AS MEASURED FROM THE EAST TO THE NORTHEAST FROM THE LAST DESCRIBED LINE, A DISTANCE OF 24.355 FEET; THENCE EAST ALONG A STRAIGHT LINE, WHICH FORMS AN ANGLE OF 150 DEGREES AS MEASURED FROM THE SOUTHWEST THROUGH THE SOUTH AND EAST TO THE NORTHEAST FROM THE LAST DESCRIBED LINE, A DISTANCE OF 29.887 FEET TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.633 FEET AN ARC DISTANCE OF 36.567 TO A POINT OF TANGENCY; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 75.639 FEET TO A POINT ON THE NORTH LINE OF SAID LOT, SAID POINT BEING 22.056 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT; THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 22.056 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS,

WHICH SURVEY (THE "PLAT") IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR 530 LAKE SHORE DRIVE CONDOMINIUM RECORDED IN COOK COUNTY, ILLINOIS ON JULY 31, 2003 AS DOCUMENT NO. 0321245006 (THE "DECLARATION"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.