



Doc#: 1117418042 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 06/23/2011 03:42 PM Pg: 1 of 4

**WARRANTY DEED  
Statutory (Illinois)  
(Individual to Individual)**

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR Randy Yaffe, a married person, and Michael Yaffe, a married person. **Above Space for Recorder's use only**

of the Village of Long Grove County of Lake State of Illinois for and in consideration of Ten (\$10.00) and -----,00/100 DOLLARS, and other good and valuable considerations \_\_\_\_\_ in hand paid,

CONVEY s and WARRANT s to

Franklinville Road Partnership, LLC, 5871 Teal Lane, Long Grove, IL, 60047

(Name and Address of Grantee)

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

THIS IS NOT HOMESTEAD PROPERTY

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s) \_\_\_\_\_;

\_\_\_\_\_ ; and to General Taxes for 2010 and subsequent years.

Permanent Real Estate Index Number(s): 17-09-241-036-1165

Address(es) of Real Estate: 545 N. Dearborn Street, Unit W2403, Chicago, IL. 60610

Dated this 15<sup>th</sup> day of June, 2011

\_\_\_\_\_  
Randy Yaffe

(SEAL)

\_\_\_\_\_  
Michael Yaffe

(SEAL)

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

(SEAL)

(SEAL)

Exempt under the provisions of Paragraph (e), Section 31-45, of the Property Tax Code

Date: June 15, 2011

\_\_\_\_\_  
Transferor

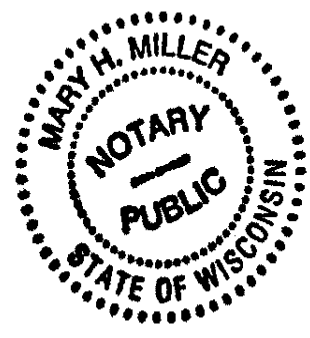
# UNOFFICIAL COPY

State of Wisconsin, County of Dane, ss. I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Yaffe, a married person, personally known to me to be the same person \_\_\_\_\_ whose name \_\_\_\_\_ 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.

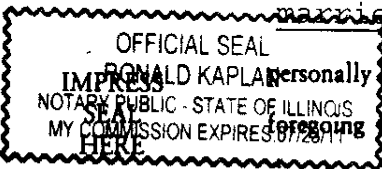
IMPRESS  
SEAL  
HERE

Given under my hand and official seal, this 15<sup>th</sup> day of June 2011

Commission expires 1-5 2015 Mary H. Miller  
NOTARY PUBLIC



State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Randy Yafee, a married person



Ronald Kaplan personally known to me to be the same person \_\_\_\_\_ whose name \_\_\_\_\_ 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 23rd day of June 2011

Commission expires \_\_\_\_\_ 20\_\_\_\_ [Signature]  
NOTARY PUBLIC

This instrument was prepared by Ronald Kaplan, 134 N. La Salle, Suite 1710, Chicago, IL. 60602  
(Name and Address)

MAIL TO: {  
(Name)  
\_\_\_\_\_  
(Address)  
\_\_\_\_\_  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Franklinville Road Partnership, LLC.  
(Name)  
5871 Teal Lane  
(Address)  
Long Grove, IL. 60047  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: PARCEL 1

Unit W2403, in The Residences at Grand Plaza Condominium, as delineated on a plat of survey of the following described tract of land: Lots 4A and 4B, in the Subdivision at Grand Plaza, as said lots are located and delineated both horizontally and vertically in said subdivision, being a resubdivision of all of Block 25, in Kinzie's Addition to Chicago, in Section 10, also of Block 16 in Wolcott's Addition to Chicago, in Section 9, and also all of the vacated alley, 18 feet wide, in said Blocks 16 and 25 heretofore described, all in Township 39 North, Range 14 East of the Third Principal Meridian, according to the plat thereof recorded December 29, 2003, as document no. 0526327024 which plat of survey is attached as Exhibit "A" to the declaration of condominium ownership recorded October 26, 2005, as document 0529910137, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook county, Illinois.

PARCEL 2:

Easement for the benefit of Parcel 1 as contained in Article 3.4 of the Declaration of Covenants, Conditions, Restrictions and Easements recorded August 3, 2005 as document 0521518064.

Permanent Index No. 17-09-241-036-1165

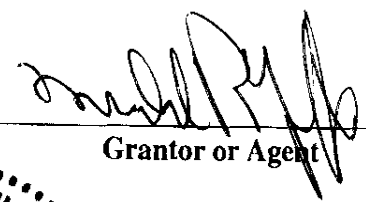
Property Address: 545 North Dearborn Street, Unit W2403, Chicago, Illinois 60610

# UNOFFICIAL COPY

## 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 June 15<sup>th</sup>, 20 11

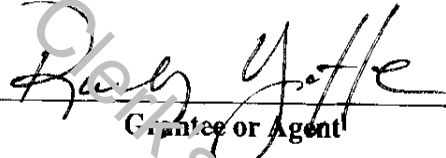
Signature:   
Grantor or Agent

Subscribed and sworn to before me  
By the said Michael R. Yaffe  
This 15 day of June, 20 11  
Notary Public Mary H. Miller

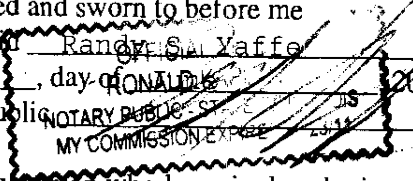


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 15, 20 11

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Randy S. Yaffe  
This 15 day of June, 20 11  
Notary Public Mary H. Miller



**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.)