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*This Document Prepared By and
After Recording Return to:*

*Trisha L. Mowbray
Jones Day
77 West Wacker Drive
Chicago, Illinois 60601-1692*

Doc#: 1133416005 **Fee:** \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/30/2011 09:48 AM Pg: 1 of 6

After Recording Mail To:

*William P. Ritchie
Jones Day
77 West Wacker Drive
Chicago, Illinois 60601-1692*

*This deed is exempt from the Illinois
transfer tax under 35 ILCS 200/31-45
as a deed where the actual consideration
is less than \$100.
A Form PTAX-203 is not required.*

WARRANTY DEED

THE GRANTOR, William P. Ritchie, a married man, of 1540 N. Lakeshore Drive, Chicago, Illinois 60610 for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid CONVEYS and WARRANTS to **William P. Ritchie and Diane S. Ritchie** or their successor(s) in trust, not personally but as Trustees of the Ritchie Family Trust, dated July 21, 2011, the following described Real Estate in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF

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

Address of Real Estate:

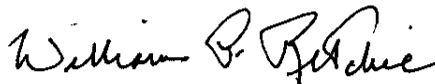
Unit 604 and parking Space Unit P3-38, 310 South Michigan Avenue, Chicago, Illinois 60604

Permanent Real Estate Index Numbers:

17-15-107-077-1318; 17-15-107-077-1161

Dated this 24th day of October, 2011.

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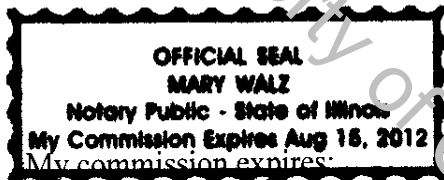


William P. Ritchie

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 **William P. Ritchie**, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered 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 24th day of October, 2011.




Notary Public

August 15, 2012

WAIVER OF HOMESTEAD EXEMPTION

I AM SIGNING THIS WAIVER OF HOMESTEAD EXEMPTION FOR THE PURPOSE OF EXPRESSLY RELEASING AND WAIVING ALL RIGHTS UNDER THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS AS TO ALL DEBTS SECURED BY THE MORTGAGE. I UNDERSTAND THAT I HAVE NO LIABILITY FOR ANY OF THE AFFIRMATIVE COVENANTS IN THIS MORTGAGE.

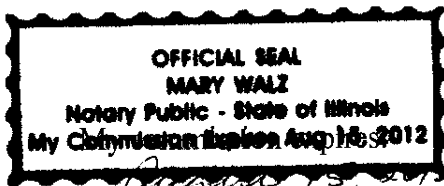


Diane S. Ritchie

State of Illinois)
) ss
 County of Cook)

On this day before me, the undersigned notary public, personally appeared **Diane S. Ritchie**, known to me to be the person who executed the above waiver, and acknowledged that she signed the above as her free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of October, 2011.




Notary Public

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 0604, TOGETHER WITH THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S5-J, LIMITED COMMON ELEMENT(S) AND PARKING SPACE UNIT P3-38, IN THE METROPOLITAN TOWER CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE METROPOLITAN TOWER CONDOMINIUM, WHICH PLAT OF SURVEY DELINEATES PART OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOTS 1 THROUGH 5 AND THE NORTH-SOUTH 10-FOOT PRIVATE ALLEY IN THE SUPERIOR COURT PARTITION OF LOT 1 IN BLOCK 8 OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO (SUPERIOR COURT DEGREE ENTERED APRIL 8, 1871) TOGETHER WITH LOTS 4 AND 5 IN BLOCK 8 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ALL IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 17, 2007 AS DOCUMENT NUMBER 0735103078, AS AMENDED FROM TIME TO TIME, TOGETHER WITH SUCH UNITS' UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

PERPETUAL, RECIPROCAL EASEMENT BENEFITING PARCEL 1 FOR CAISSONS TO BE CENTERED ON THE DIVIDING LINE BETWEEN LOTS 4 AND 5 IN BLOCK 8 CREATED BY AGREEMENT DATED MAY 1, 1923 BETWEEN SIMON W. STRAUS AND CHICAGO TITLE AND TRUST COMPANY, TRUSTEE UNDER TRUST NUMBER 11227, RECORDED DECEMBER 26, 1924 AS DOCUMENT NUMBER 8718964.

PARCEL 3:

PERPETUAL EASEMENT BENEFITING PARCEL 1 CREATED BY RECIPROCAL EASEMENT AND OPERATING AGREEMENT RECORDED NOVEMBER 4, 1977 AS DOCUMENT NUMBER 24180486, TO USE OIL TANKS AND RELATED PIPING LINES AND CONDUITS LOCATED IN THE CNA BUILDINGS, AS THEREIN DEFINED, FOR THE PURPOSE OF THE STORAGE OF FUEL OIL AND FOR ENTRY UPON AND FOR INGRESS AND EGRESS FOR MEN, MATERIAL AND EQUIPMENT TO THE EXTENT REASONABLY NECESSARY IN THE PERFORMANCE OF OIL TANK MAINTENANCE, AS THEREIN DEFINED.

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PARCEL 4:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF
PARCEL 1 AS CREATED BY THE RECIPROCAL EASEMENT AGREEMENT RECORDED
DECEMBER 17, 2007 AS DOCUMENT NUMBER 073510377 FOR, OVER THE LAND
DESCRIBED THEREIN, AS MORE PARTICULARLY DESCRIBED THEREIN.

Commonly known as Unit 0604 and Parking Space Unit P3-38, 310 S. Michigan Avenue,
Chicago, Illinois 60604

PINs: 17-15-107-077-1318; 17-15-107-077-1161

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EXHIBIT B

PERMITTED EXCEPTIONS

- (1) General real estate taxes not due and payable at the time of closing;
- (2) The Illinois Condominium Property Act;
- (3) The Condominium Declaration, including the Plat and all other amendments and exhibits thereto;
- (4) Applicable zoning and building laws and ordinances and other ordinances of record;
- (5) Encroachments, if any;
- (6) Acts done or suffered by Grantee or anyone claiming by, through or under Grantee;
- (7) Utility easements, if any, whether recorded or unrecorded;
- (8) Leases and licenses affecting the Common Elements;
- (9) Covenants, conditions, restrictions, easements and agreements of record including, without limitation, that certain Reciprocal Easement Agreement entered into or to be entered into by and among the owners of the various ownership components of the buildings located at 310 South Michigan Avenue and 318 South Michigan Avenue, Chicago, Illinois, which at the time of the filing of the Condominium Declaration will have been recorded with the Recorder of Deeds of Cook County and which Grantee shall, by accepting the conveyance of the Purchased Unit, be deemed to have accepted and ratified as of the Closing Date; and
- (10) Liens and other matters of title over which Near North National Title LLC is willing to insure without cost to Grantee.

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STATEMENT BY GRANTOR AND GRANTEE

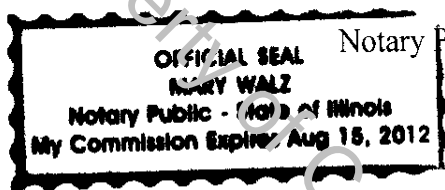
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: November 22, 2011

William P. Pritchard

Grantor or Agent

Subscribed and sworn to before me this 22nd day of November, 2011.



Notary Public

Mary Walz

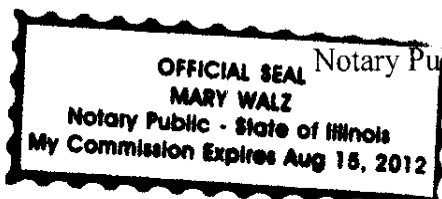
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: November 22, 2011

William P. Pritchard

Grantee or Agent

Subscribed and sworn to before me this 22nd day of November, 2011.



Notary Public

Mary Walz

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)