

UNOFFICIAL COPY



11335410460

GEORGE E. COLE®
LEGAL FORMS

No. 808-REC
May 1996

Doc#: 1133541046 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/01/2011 12:20 PM Pg: 1 of 3

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.

Above Space for Recorder's use only

THE GRANTOR Dan Kenen, married to Larisa Kenen

of the City Chicago County of Cook State of Illinois for and in consideration of Ten (\$10.00) and -----.00/xx DOLLARS, and other good and valuable considerations ----- in hand paid,

CONVEY S ----- and WARRANTS ----- to Michael J. Kovacs, as Trustee of The Michael J. Kovacs Trust Dated June 22, 2000, 728 W. Melrose, Chicago, IL. 60657

(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION 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. SUBJECT TO: covenants, conditions, and restrictions of record.

Document No.(s) -----;

-----; and to General Taxes for 2011 and subsequent years.

Permanent Real Estate Index Number(s): 14-21-110-048-1142 and 14-21-110-048-1735

Address(es) of Real Estate: -----

Dated this 20th day of October, 2011

Dan Kenen

(SEAL)

(SEAL)

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

(SEAL)

(SEAL)

THIS IS NOT THE HOMESTEAD PROPERTY OF LARISA KENEN

S Y
P 3
S N
SC Y

181

828

AM

WSA490035


110-495-1000 INT C-3


UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

Warranty Deed
Individual to Individual

Dan Kenen
TO
Michael J. Kovacs Trust Dated
June 22, 2000

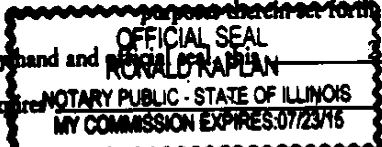
REAL ESTATE TRANSFER	10/20/2011
 	COOK \$75.00
	ILLINOIS: \$150.00
	TOTAL: \$225.00
14-21-110-048-1142 20111001601907 WNPLML	

REAL ESTATE TRANSFER	10/20/2011
	CHICAGO: \$1,125.00
	CTA: \$450.00
	TOTAL: \$1,575.00
14-21-110-048-1142 20111001601907 GLZFB3	

State of Illinois, County of Illinois as I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dan Kenen, married to Larisa Kenen

IMPRESS
SEAL
HERE

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 20th day of October, 2011
Commission expires 20 _____
 NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 07/23/15

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

MAIL TO:

David Goldstein & Assoc. (Name)
35 E. Wacker Dr., #650 (Address)
Chicago, IL. 60601 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Michael J. Kovacs
(Name)
728 W. Mcrose
(Address)
Cherry St 60657
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY

FULL POWER AND AUTHORITY is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in *presenti* or *future*, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the

delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

STREET ADDRESS: 3660 NORTH LAKE SHORE DRIVE
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 14-21-110-048-1142

#1482 - #3703

60613

LEGAL DESCRIPTION:

PARCEL 1: UNITS 3703 AND 3-434 IN THE NEW YORK PRIVATE RESIDENCES, A CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PARTS OF BLOCK 7 IN HUNDLEY'S SUBDIVISION OF LOTS OF PINE GROVE SUBDIVISION OF THE NORTHWEST FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00973568 AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT OF INGRESS AND EGRESS EASEMENT RECORDED AS DOCUMENT NUMBER 00973566, RECIPROCAL EASEMENT AND DEVELOPMENT RIGHTS AGREEMENT RECORDED AS DOCUMENT NUMBER 00973565 AND DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED AS DOCUMENT NUMBER 00973567.