

# UNOFFICIAL COPY



This instrument was prepared by  
and after recording return to:

Ivan P. Kane  
140 East Thompson Drive  
Wheaton, Illinois 60189

Doc#: 1136410047 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/30/2011 11:54 AM Pg: 1 of 3

## WARRANTY DEED

THIS INSTRUMENT, made this 30th day of ~~September~~ <sup>December</sup>, 2011, between Kathy R. Kane ("Grantor") and the Kathy R. Kane 2007 Trust dated October 26, 2007, as amended and restated ("Grantee"), of 140 East Thompson Drive, Wheaton, Illinois 60189. Witnesseth, that Grantor, for and in consideration of the sum of \$10.00 Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does CONVEY AND WARRANT unto the Grantee, and to its successors and assigns, FOREVER, all of Grantor's interest in the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

UNIT 402 and P1 IN THE METRO ON MELROSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 AND 2 IN COUNTY CLERK'S DIVISION OF SUBLOTS 3 TO 9, INCLUSIVE, AND PART OF LOT 2 IN ASSESSOR'S DIVISION OF LOTS 27 AND 28 IN PINE GROVE, BEING A SUBDIVISION OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE METRO ON MELROSE CONDOMINIUM RECORDED SEPTEMBER 8, 2006, AS DOCUMENT NO. 0625145103 ("DECLARATION"); TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 14-21-314-062-1032  
14-21-314-062-1059

Exempt under provisions of Section 31-45, Paragraph (e), Real Estate Transfer Tax Act (35 ILCS 200/31, et. seq.)

By: \_\_\_\_\_

Grantor/Agent

Date: \_\_\_\_\_

12/30/11

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Common Street Address: Unit 402 and Parking Space P1 at 519 West Melrose (formerly known as 515 West Melrose), Chicago, Illinois.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever, subject to those exceptions to title set forth on Ticor Title Insurance Company Policy No. 2000-00593523CH dated December 22, 2006, general real estate taxes for the year 2011 and subsequent years; and acts of the Grantee.

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration referred to above, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

IN WITNESS WHEREOF, Grantor has signed these presents the day and year first above written.

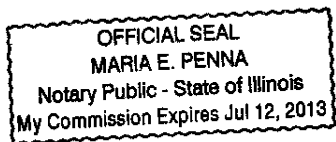
  
\_\_\_\_\_  
Kathy R. Kane

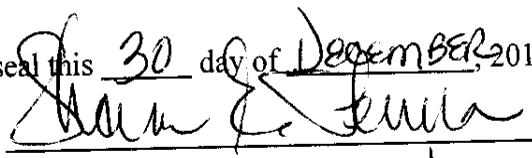
Mail subsequent tax bills to:  
Kathy R. Kane  
140 East Thompson Drive  
Wheaton, Illinois 60189

STATE OF ILLINOIS )  
COUNTY OF Cook ) SS

I, MARIA PENNA, a notary public in and for said County, in the State aforesaid, do hereby certify that Kathy R. Kane, personally known to be 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 and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30 day of December, 2011.



  
\_\_\_\_\_  
Notary Public  
My commission expires: 7/12/13

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## STATEMENT BY GRANTOR AND GRANTEE

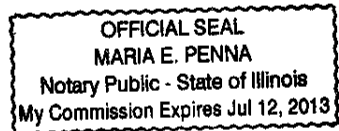
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 12/30, 2011

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me this 30 day of December, 2011.

Notary Public: [Handwritten Signature]



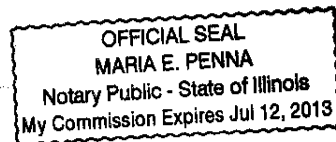
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: 12/30, 2011

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me this 30 day of December, 2011.

Notary Public: [Handwritten Signature]



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.