

Steel 638803

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**THIS DOCUMENT WAS
PREPARED BY:**

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RUTTENBERG & RUTTENBERG
833 N. Orleans Street, Suite 400
Chicago, IL 60610



Doc#: 1200929083 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/09/2012 03:26 PM Pg: 1 of 4

**AFTER RECORDING, RETURN
TO:**

John Mantas, Esq.
SKOUBIS MANTAS LLC
1300 West Higgins Road, Suite 209
Park Ridge, IL 60068

WARRANTY DEED

THIS INDENTURE is made as of this 1st day of November, 2011 by and between **Ajit B. Divgi, married to Arati A. Divgi**, ("Grantor"), having a mailing address of 18980 Danbury Court, Brookfield, Wisconsin 53045 and **Jeffrey B. Paulsen and Kathleen A. Paulsen, trustees of the Jeffrey B. Paulsen and Kathleen A. Paulsen Revocable Living Trust dated May 31, 2011**, ("Grantee"), having a mailing address of 2933 Covington Lake Drive, Fort Wayne, Indiana 46804.

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof, Subject to those exceptions set forth on **Exhibit B** attached hereto

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

SIGNATURE PAGE FOLLOWS

STEWART TITLE COMPANY
2055 West Army Trail Road, Suite 110
Addison, IL 60101
630-889-4000


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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 1st day of November, 2011.

[Signature]
Ajit B. Divgi

State of WI
County of Waushara

CITY OF CHICAGO
CITY TAX

JAN.-6.12
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
12075.00
FP 102807

0000030036


The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Ajit B. Divgi, 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 and delivered this instrument as his own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 1st day of November, 2011.

[Signature]
Notary Public


Commission expires: 12/08/13

JASON D MCKINNEY
Notary Public
State of Wisconsin

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

JAN.-6.12
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00575.00
FP 102810

0008001811

STATE OF ILLINOIS
STATE TAX

JAN.-6.12
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
01150.00
FP 102804

0000003960

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EXHIBIT A

Legal Description

UNIT 1811 TOGETHER WITH THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-305 AND P-306 AND STORAGE LOCKER SL-1811, BOTH LIMITED COMMON ELEMENTS, IN 600 NORTH LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

THAT PART OF LOTS 17 AND 28 (EXCEPT THAT PART OF LOT 28 IN CONDEMNATION CASE 82L11163) IN BLOCK 31 IN CIRCUIT COURT PARTITION OF OGDEN ESTATES SUBDIVISION OF PARTS OF BLOCKS 20, 31 AND 32 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINDIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 2, 2007 AS DOCUMENT NUMBER 0727515047, AS AMENDED FROM TIME TO TIME, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELELMENTS.

PERMANENT INDEX NUMBER: 17-10-208-020-1233

COMMON ADDRESS: 600 N. Lake Shore Drive, Unit 1811, Chicago, IL
60611

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2011 and subsequent years.
2. Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded as Document Number 0727515047, as amended from time to time.
3. Provisions, limitations and conditions as imposed by the "Condominium Property Act".
4. Party Wall Termination and Easement Agreement recorded as document no. 0522234043.
5. Terms, provisions, easements in the Grant of Easement by and between 600 North Lake Shore Drive and Comcast of Chicago, Inc. recorded as document no. 0625010155.
6. Building Line 20 feet from the back line of Boulevard as shown on the Plat of Subdivision.

Property of Cook County Clerk's Office