Steel 638503 UNOFFICIAL COPY

THIS DOCUMENT WAS PREPARED BY:

Jeremy E. Reis, Esq. **RUTTENBERG & RUTTENBERG** 833 N. Orleans Street, Suite 400 Chicago, IL 60610

AFTER RECORDING, RETURN TO:

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



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

WARRANTY DEED

1et day of No THIS INDENTURE is made as of his 1st day of November, 2011 by and between Ajit B. Divai, 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 andress 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.

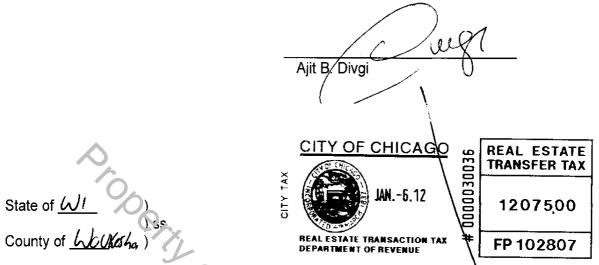
SIGNATURE PAGE FOLLOWS

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

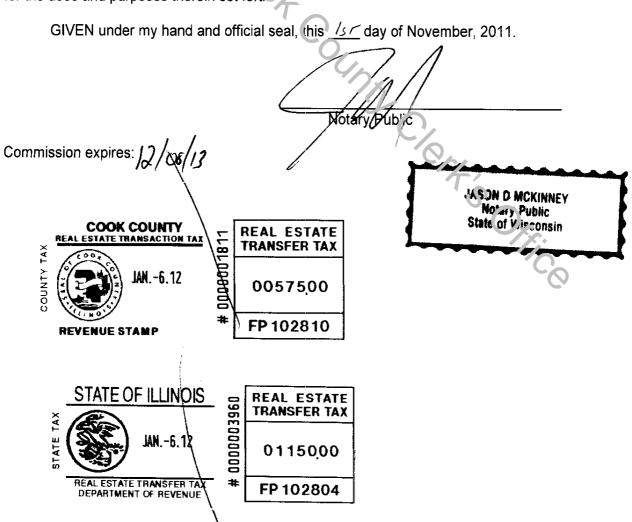
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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 1st day of November, 2011.



The undersigned, a Notzry 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



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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, TOWILS J.P. 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 A 3 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:

OFFICE 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, sesements in the Grant of Easement by and between 600 North Lake Shore Drive and Compact 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.

