

# UNOFFICIAL COPY



## WARRANTY DEED

## ILLINOIS

Doc#: 1209312026 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/02/2012 09:25 AM Pg: 1 of 2

Above Space for Recorder's Use Only

THE GRANTOR(s), **JON JACOBY**, a bachelor, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to (Name and Address of Grantee) **RUSSELL PATTERSON and HALLEE K. PATTERSON**, husband and wife of 1944 N. Fremont, Chicago, Illinois 60614, as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: (See Page 2 for Legal Description), hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois TO HAVE AND HOLD said premises as TENANTS BY THE ENTIRETY.

SUBJECT TO: General real estate taxes for 2011 and subsequent years; covenants, conditions and restrictions of record; building lines and public, private, and utility easements, if any, provided they do not materially interfere with the current use and enjoyment of the real estate as a condominium unit and parking unit; terms, provisions, covenants and conditions of the Declaration of Condominium, Master Declaration, and Covenants, Conditions and Restrictions, and all amendments thereto; public, private, and utility easements including any easements established by or implied from the Declaration of Condominium, Master Declaration, and Covenants, Conditions and Restrictions, and all amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium, Master Declaration, Covenants, Conditions, and Restrictions, and all amendments thereto; Lakeshore East Project special assessment district taxes for current and subsequent years not otherwise due and payable at the time of closing; the terms and provisions of the Parcels 16, 17 and 17A Declaration Development and Easement Agreement and any amendments thereto.

Permanent Real Estate Index Number(s): 17-10-318-058-1022 & 17-10-318-058-1441

Address of Real Estate: 340 E. RANDOLPH, UNIT 407, CHICAGO, ILLINOIS 60601

The date of this deed of conveyance is MARCH <sup>ST</sup> 28, 2012.

(SEAL) **JON JACOBY**

**FIDELITY NATIONAL TITLE** 5100325K  
(SEAL)

State of Illinois, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JON JACOBY is(are) personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(My Commission Expires \_\_\_\_\_) Given under my hand and official seal MARCH 28, 2012



Notary Public

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## LEGAL DESCRIPTION

For the premises commonly known as:

340 E. RANDOLPH, UNIT 407 and P2-33, CHICAGO, ILLINOIS 60601.

Permanent Real Estate Index Number(s): 17-10-318-058-1022 & 17-10-318-058-1441.

### Legal Description:

PARCEL 1: UNITS 407 AND P2-33 IN 340 ON THE PARK CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 17 IN LAKESHORE EAST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE UNSUBDIVIDED LANDS LYING EAST OF AND ADJOINING FOR DEARBORN ADDITION TO CHICAGO, SAID ADDITION BEING IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT OF SAID LAKESHORE EAST SUBDIVISION RECORDED MARCH 4, 2003 AS DOCUMENT NUMBER 0030301045 TOGETHER WITH NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY, INCLUDING EASEMENTS FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ON, OVER, THROUGH AND ACROSS THE STREETS, AND TO UTILIZE THE UTILITIES AND UTILITY EASEMENTS, IN AND UPON LOTS AND PARTS OF LOTS IN LAKESHORE EAST SUBDIVISION AFORESAID, AS DEFINED, DESCRIBED AND CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE EAST DATED JUNE 26, 2002 AND RECORDED JULY 2, 2002 AS DOCUMENT NUMBER 0020732020, AS AMENDED FROM TIME TO TIME, AND NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY FOR ENCROACHMENTS, SANITARY AND STORM SEWER LINES, EMERGENCY EXITING PATH AND FOR USE OF WALLS FOR SEPARATION AS DEFINED, DESCRIBED AND CREATED BY THE PARCELS 16, 17 AND 17A DECLARATION, DEVELOPMENT AND EASEMENT AGREEMENT DATED FEBRUARY 24, 2005 AND RECORDED FEBRUARY 25, 2005 AS DOCUMENT NUMBER 0505632010, AND NON-EXCLUSIVE EASEMENTS FOR EXPANSION JOINTS APPURTENANT TO AND FOR THE BENEFIT OF THE PARCEL AND OTHER PROPERTY AS DESCRIBED, DEFINED AND CREATED BY THE EASEMENT AGREEMENT DATED MAY 9, 2006 AND RECORDED JUNE 16, 2006 AS DOCUMENT NUMBER 0616745017; WHICH SURVEY IS ATTACHED AS EXHIBIT "A-2" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0717322065 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF SP2-11, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0717322066.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY, FOR INGRESS, EGRESS, USE, SUPPORT, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 0717322065.

This instrument was prepared by:

Victor R. Fernandez, Esq.  
1937 W. Irving Park Road,  
Second Floor  
Chicago, Illinois 60613

Send subsequent tax bills to:

Russell & Hallee K. Patterson  
340 E. Randolph, Unit 407,  
Chicago, Illinois 60601

Mail recorded document to:

Natalie Shores Patterson  
1867 N Poe  
Chicago, IL 60614

REAL ESTATE TRANSFER 03/28/2012



COOK \$315.00  
ILLINOIS: \$630.00  
TOTAL: \$945.00

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REAL ESTATE TRANSFER 03/28/2012



CHICAGO: \$4,725.00  
CTA: \$1,890.00  
TOTAL: \$6,615.00

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