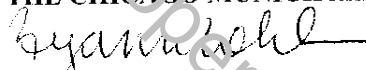


# UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED  
BY AND AFTER RECORDING RETURN  
TO:

Ryann Whalen, Esq.  
McDonald Hopkins LLC  
300 N. LaSalle St., Suite 2100  
Chicago, Illinois 60654

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH (e) OF 35 ILCS 200/31-45,  
AND PARAGRAPH (e) OF §3-33-060 OF  
THE CHICAGO MUNICIPAL CODE

  
December 21, 2012



Doc#: 1236239026 Fee: \$46.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/27/2012 11:25 AM Pg: 1 of 5

## SPECIAL WARRANTY DEED Illinois

THIS INDENTURE, made as of the 21<sup>s</sup> day of December, 2012, from **CLAUDIA H. DONOHUE**, an individual ("Grantor"), to and in favor of Claudia H. Donohue, not individually, but as Trustee of the **CLAUDIA H. DONOHUE QUALIFIED PERSONAL RESIDENCE TRUST DATED 12/20/12** ("Grantee").

WITNESS, that the Grantor, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged by these presents does REMISE, RELEASE ALIEN AND CONVEY unto the Grantee and to its heirs and assigns, FOREVER, all the following described real estate, located in the City of Chicago, Cook County, State of Illinois at 1300 N. Lakeshore Drive, Unit 15BC, and legally described in Exhibit "A" attached hereto and by this reference made a part hereof, 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 successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, by through or under Grantor, but none other.

[Signature Page Follows]

City of Chicago  
Dept. of Finance  
634724



Real Estate  
Transfer  
Stamp

\$0.00

{4080360;}

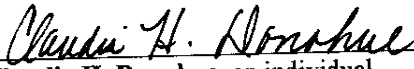
12/27/2012 11:11

dr00347


Batch 5,717,385

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused her name to be signed to these presents by the day and year first above written.

  
\_\_\_\_\_  
Claudia H. Donohue, an individual

EXEMPT UNDER PARAGRAPH (E) OF §3-33-060  
OF THE CHICAGO MUNICIPAL CODE.

  
\_\_\_\_\_  
Buyer, Seller or Representative  
December 21, 2012

Property of Cook County Clerk's Office



# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

UNIT NUMBER 15-B-C, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

THAT PART OF LOT 4 TO 7 INCLUSIVE IN BLOCK 1 (EXCEPT THAT PART INCLUDED IN LAKE SHORE DRIVE AS NOW LOCATED), AND THAT PART OF LOTS 1 TO 4 INCLUSIVE IN BLOCK 2 AND THAT PART OF VACATED STONE STREET, LYING BETWEEN BLOCKS 1 AND 2 AFORESAID, ALL TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS:

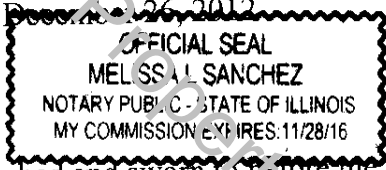
BEGINNING ON THE NORTH LINE OF SAID LOT 4 IN BLOCK 2 AT A POINT 102 FEET EAST OF THE WESTERLY LINE OF SAID BLOCK 2, THENCE EAST ON THE NORTH LINE OF SAID LOT 4 AND THE NORTH LINE OF SAID LOT 4 EXTENDED EAST APPROXIMATELY 132.25 FEET TO THE WESTERLY LINE OF LAKE SHORE DRIVE; THENCE SOUTHERLY ON THE WESTERLY LINE OF LAKE SHORE DRIVE, 163.44 FEET TO THE NORTH LINE OF EAST GOETHE STREET AND THE SOUTH LINE OF BLOCK 1 AFORESAID; THENCE WEST ON THE NORTH LINE OF EAST GOETHE STREET APPROXIMATELY 149.55 FEET TO A POINT 102 EAST OF THE SOUTHWEST CORNER OF LOT 14 IN SAID BLOCK 2; THENCE NORTH ON A LINE PARALLEL TO AND 102 FEET EAST OF THE WESTERLY LINE OF LOTS 14 TO 11 INCLUSIVE OF SAID BLOCK 2 APPROXIMATELY 161.24 FEET TO THE POINT OF BEGINNING, ALL IN H. O. STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO IN THE NORTHWEST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO. 45030, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22501302; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or his agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in 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 December 26, 2012



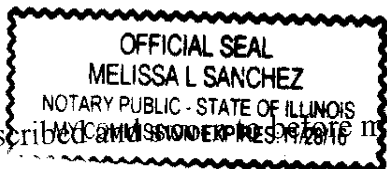
Signature: *[Handwritten Signature]*  
**Grantor or Agent**

Subscribed and sworn to before me this 12/26/12

My Commission Expires: 11/28/16  
*[Handwritten Signature]*  
Notary Public

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 title to real estate under the laws of the State of Illinois.

Date December 26, 2012



Signature: *[Handwritten Signature]*  
**Grantee or Agent**

Subscribed and sworn to before me this 12/26/12

My Commission Expires: 11/28/16  
*[Handwritten Signature]*  
Notary Public

**Note:** Any person who knowingly submits a false statement concerning the identity of **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)