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THIS DOCUMENT WAS
PREPARED BY:

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

AFTER RECORDING, RETURN TO:

Frank W. Jaffe, Esq.
JAFFE & BERLIN, L.L.C.
111 W. Washington Street
Suite 900
Chicago, IL 60602



Doc#: 1309316020 Fee: \$44.00
RHSP Fee:\$10.00 Affidavit Fee:
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/03/2013 02:26 PM Pg: 1 of 4

WARRANTY DEED

THIS INDENTURE is made as of this 1st day of March, 2013 by and between **Pamela I. Kaji, as Successor Trustee to ALDINE TRUST** ("Grantor"), having a mailing address of 833 N. Orleans, Suite 400, Chicago, Illinois 60610 and **Sameer Kero** ("Grantee"), having a mailing address of 405 N. Wabash Avenue, #4711, Chicago, Illinois 60611. ✓ *Stk 01146-9760*
1 of 2

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 W. Army Trail Road, Suite 110
Addison, IL 60101
630-889-4000

REAL ESTATE TRANSFER

03/05/2013



CHICAGO:	\$10,125.00
CTA:	\$4,050.00
TOTAL:	\$14,175.00

17-08-445-026-1015 | 20130201605527 | VLV8N2

Handwritten notes and stamps:
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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 1st day of March, 2013.

ALDINE TRUST

By: *Pamela I. Kaji*
Pamela I. Kaji, as Successor Trustee

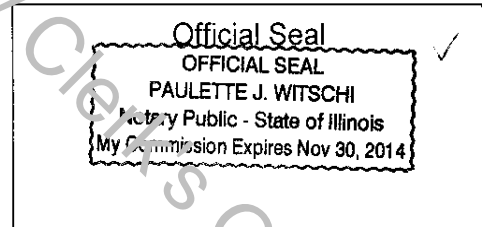
State of Illinois)
) ss
County of Cook)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Pamela I. Kaji, as Successor Trustee of the ALDINE TRUST, 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 she signed and delivered this instrument as her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 1st day of March, 2013.

Paulette J. Witschi
Notary

Commission Expires: 11/30/2014



Send Subsequent Tax Bills To:

Sameer Kero
(Name)

19 N. Aberdeen Street, Unit PHN
(Address)

Chicago, IL 60607
(City, State, Zip)

REAL ESTATE TRANSFER		03/06/2013
	COOK	\$675.00
	ILLINOIS:	\$1,350.00
	TOTAL:	\$2,025.00

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNIT 19-PH NORTH, 23-PH SOUTH, GPU-1 AND GPU-2 IN THE C/A 23 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 9 (EXCEPT THE NORTH 10 FEET THEREOF) AND ALL OF LOTS 10 AND 13 IN BLOCK 49 IN CARPENTERS ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 7, 2009 AS DOCUMENT NUMBER 0909722089 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF THE BALCONIES DESIGNATED TO SERVE THE AFORESAID UNIT, LIMITED COMMON ELEMENTS. AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0909722089.

TAX PARCEL IDENTIFICATION NUMBERS: 17-08-445-026-1015 (AFFECTS UNIT 19-PHN); 17-08-445-026-1024 (AFFECTS UNIT 23-PHS); 17-08-445-026-1025 (AFFECTS PARKING SPACE GPU-1); 17-08-445-026-1026 (AFFECTS PARKING SPACE GPU-2)

COMMONLY KNOWN AS: UNITS 19-PHN AND 23-PHS AND PARKING SPACES GPU-1 AND GPU-2 AT 19 N. ~~WENTWORTH~~ IN THE C/A 23 CONDOMINIUM, CHICAGO, ILLINOIS 60607.

ABERDEEN

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EXHIBIT B

EXCEPTIONS TO TITLE

1. Real estate taxes for 2012 and subsequent years.
2. (a) Terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded as Document Number 0909722089, as amended from time to time.

(b) Provisions, limitations and conditions as imposed by the ""Condominium Property Act"".
3. Terms and provisions contained in the Covenant recorded as Document Number 0803531000.
4. Terms and provisions contained in the Urban Renewal Plan known as Project Madison-Racine, a copy of which was recorded March 30, 1977 as Document Number 23868963.
5. Encroachment of the balconies located mainly onto the public right of way West and adjoining by an undisclosed amount, as shown on Plat of Survey Number 08-39-14 prepared by Edward J. Molloy & Associates, Ltd. dated 03-06-2009.
6. Encroachment of the 1 story brick building located mainly onto the land South and adjoining by approximately 0.05 feet, as shown on Plat of Survey Number 08-39-14 prepared by Edward J. Molloy & Associates, Ltd. dated 03-06-2009.
7. Existing unrecorded leases, if any.