

# UNOFFICIAL COPY

EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH (e) OF SECTION 31-45 OF THE ILLINOIS REAL ESTATE TRANSFER TAX LAW AND PARAGRAPH (e) OF SECTION 4 OF THE COOK COUNTY TRANSFER TAX ORDINANCE.

8/27   
Date Buyer, Seller or Representative

## QUIT CLAIM DEED



Doc#: 1406416021 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/05/2014 02:11 PM Pg: 1 of 4

THE GRANTORS,  
NICHOLAS PIANETTO and LINDA PIANETTO, husband and wife, of the City of Des Plaines, County of Cook, State of Illinois for the consideration of Ten and no/100 Dollars (\$10.00), in hand paid, CONVEYS and QUIT CLAIMS to

RICHARD GRUBER AND LAURA GRUBER whose address is 6722 N. Jean, Chicago, Illinois 60646 not as Tenants in Common but as **JOINT TENANTS** the following described real estate in the County of Cook and State of Illinois, to wit:

### SEE ATTACHED LEGAL DESCRIPTION RIDER

hereby releasing and waving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises as above described forever.

**PIN: 17-10-135-038-1022**  
**COMMONLY KNOWN AS: 401 NORTH WABASH AVENUE, UNIT 29B CHICAGO, IL 60611**

Dated this 27 day of February 2014.

REAL ESTATE TRANSFER 03/05/2014



CHICAGO: \$0.00  
CTA: \$0.00  
TOTAL: \$0.00

17-10-135-038-1022 | 20140201603851 | W485Y3

  
NICHOLAS PIANETTO

  
LINDA PIANETTO

REAL ESTATE TRANSFER 03/05/2014



COOK \$0.00  
ILLINOIS: \$0.00  
TOTAL: \$0.00

17-10-135-038-1022 | 20140201603851 | NMSNTV

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This instrument was prepared by

HAL A. LIPSHUTZ  
LEVIT & LIPSHUTZ  
1120 W. BELMONT  
CHICAGO, IL 60657

Send subsequent tax bills to:

RICHARD GRUBER  
LAURA GRUBER  
6722 N. JEAN  
CHICAGO, IL 60646



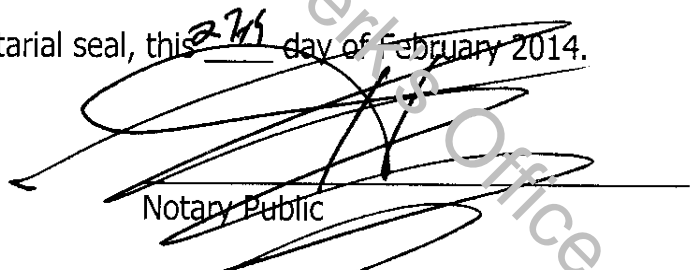
**MAIL TO:**

**HAL A. LIPSHUTZ  
LEVIT & LIPSHUTZ  
1120 W. BELMONT  
CHICAGO, IL 60657**

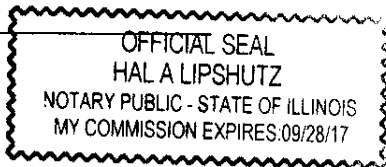
STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public and attorney in and for said County in the State aforesaid, do hereby certify that **NICHOLAS PIANETTO and LINDA PIANETTO, husband and wife**, are personally known to me to the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered such instrument as their own free and voluntary act for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 27<sup>th</sup> day of February 2014.

  
\_\_\_\_\_  
Notary Public

My commission expires:



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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

UNIT 29B, IN THE 401 NORTH WABASH AVENUE RESIDENTIAL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 1 IN TRUMP TOWER SUBDIVISION A TRACT OF LAND IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0821716050, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, SUPPORT, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE 401 NORTH WABASH BUILDING RECORDED AS DOCUMENT NUMBER 0803015062, AS AMENDED BY SPECIAL AMENDMENT RECORDED AUGUST 4, 2008 AS DOCUMENT NUMBER 0821716049.

### PARCEL 3:

A NON-EXCLUSIVE EASEMENT IN FAVOR OF PARCELS 1 AND 2, AS GRANTED IN THAT CERTAIN ORDINANCE BY THE CITY OF CHICAGO APPROVED SEPTEMBER 1, 2004 AND RECORDED JANUARY 3, 2005 AS DOCUMENT NUMBER 0500319018 AS PUBLISHED IN JOURNAL PAGES 30411 TO 30458, BOTH INCLUSIVE, FOR THE IMPROVEMENT, USE AND MAINTENANCE OF PUBLIC WAY, TO IMPROVE, MAINTAIN, REPAIR, REPLACE, USE AND OCCUPY FOR PEDESTRIAN PURPOSES, AND NOT VEHICULAR PURPOSES, CERTAIN TRACTS OF LAND AS MORE PARTICULARLY DESCRIBED THEREIN.

### PARCEL 4:

THE EXCLUSIVE RIGHT TO THE USE OF S2015, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0821716050.

Commonly known as Unit 29B  
Illinois 60611

401 North Wabash Avenue, Chicago,

PIN: 17-10-135-035-1022

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## STATEMENT BY GRANTOR AND GRANTEE

The grantors affirm that, to the best of their knowledge, 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.

Dated: 2/27/, 2014

Linda Pianetto  
Grantor or Agent

SUBSCRIBED and SWORN to before me by the said Grantor or agent this 27<sup>th</sup> day of February, 2014.



[Signature]  
Notary Public

The grantee or its 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 2/27/14, 2014

[Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me by the said Grantee or agent this 27<sup>th</sup> day of February, 2014.

[Signature]  
Notary Public

**NOTE: Any person who knowingly submits a false statement concerning the identity of a 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)