



Doc#: 1428310053 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 10/10/2014 10:41 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY

OTRE

DM7

LP 1093

WSA965005

The Grantor as to Parcels 1 and 2 described herein, **Steven B. Greenspon, as trustee of the Steven B. Greenspon Declaration of Trust Dated April 22, 2002**, of Burr Ridge, Illinois; and the Grantor as to Parcel 3 described herein, **Wabash Investments, L.L.C., an Illinois limited liability company**, each for and in consideration of the sum of TEN and 00/100 DOLLARS and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY and WARRANT to **Eastgate Holdings, LLC, an Illinois limited liability company**, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT NUMBER 5109 IN THE RIVER PLAZA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 3, 5, 8, 15, 16, 17, 19, 20, 22, 31 TO 39, BOTH INCLUSIVE, 41, AND 44 TO 48, BOTH INCLUSIVE, IN RIVER PLAZA RESUBDIVISION OF LAND, PROPERTY AND SPACE OF LOTS 1 TO 12 AND VACATED ALLEY IN BLOCK 5 IN KINZIE'S ADDN TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 10, 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 AS DOCUMENT NUMBER 94758753 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE RIVER PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED AS DOCUMENT NUMBER 94758750.

PARCEL 3: UNIT A-38 IN THE 405 N. WABASH PARKING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 9, 11 AND 12 IN RIVER PLAZA RESUBDIVISION OF LAND, PROPERTY AND SPACE OF LOTS 1 TO 12 AND VACATED ALLEY IN BLOCK 5 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 10 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM VARIOUS PARCELS FOR RAMPS AT LEVELS P1, G1, G2, G3, AND G4; WHICH SURVEY IS ATTACHED AS EXHIBIT A-2 TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00977089 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; acts done or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws; and general real estate taxes not yet due and payable at the time of the Closing.

THIS IS NOT HOMESTEAD PROPERTY.

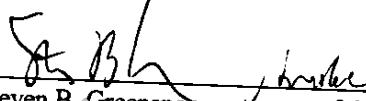
INT. SEC. P.S.
10/17/14

UNOFFICIAL COPY


Permanent Real Estate Index Number: 17-10-132-037-1675
 17-10-132-040-1042

Address of Real Estate: 405 North Wabash, Unit 5109 & Parking Unit A-38, Chicago, Illinois 60611


Dated this 16th day of September, 2014.





 Steven B. Greenspon, as trustee of the Steven B. Greenspon
 Declaration of Trust Dated April 22, 2002



 Wabash Investments, L.L.C. an Illinois limited liability company,
 by Steven B. Greenspon, its duly authorized managing member

REAL ESTATE TRANSFER TAX		17-Sep-2014
	CHICAGO:	5,347.50
	CTA:	2,139.00
	TOTAL:	7,486.50

17-10-132-037-1675 | 20140901630136 | 0-884-294-784

REAL ESTATE TRANSFER TAX		17-Sep-2014
	COUNTY:	356.50
	ILLINOIS:	713.00
	TOTAL:	1,069.50

17-10-132-037-1675 | 20140901630136 | 1-017-058-432

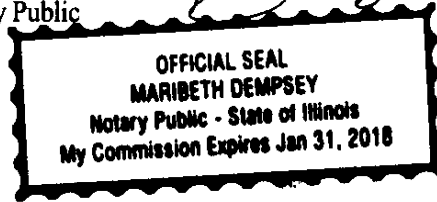
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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Steven B. Greenspon, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of September, 2014

Maribeth Dempsey
Notary Public



Prepared By: John Sawin
SAWIN LAW FIRM, LTD.
55 West Wacker Drive, Suite 900
Chicago, Illinois 60601

**After Recording
Mail To:** Charles Janda
Attorney at Law
120 N. LaSalle Street, Suite 1040
Chicago, Illinois 60602

Name and Address of Taxpayer: Eastgate Holdings, LLC

COOK COUNTY
RECORDS OF DEEDS
SCANNED BY _____