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First American Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**



Doc#: 1504210101 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/11/2015 02:54 PM Pg: 1 of 3

FIRST AMERICAN

1/1 File # 21609982

THE GRANTOR KAREN Y. LEE, of the City of THE WOODLANDS, Montgomery County of, State of Texas for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ROBERT BONITZER, of 441 W. RIVER DR, Jupiter, Florida, of the County Palm Beach. all interest in the following described Real Estate situated in the County of COOK in the State of Illinois to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes not due and payable at the time of Closing, terms, provisions, covenants and conditions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easement established by or implied from the Declaration/CCRs or 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/CCRs.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 17-10-211-021-1048

Address(es) of Real Estate: 140 N. LAKE SHORE DR. #708, CHICAGO, IL 60611

Dated this 31st day of JANUARY, 20 15

KAREN Y. LEE

| REAL ESTATE TRANSFER TAX | | 06-Feb-2015 |
|--------------------------|----------|-------------|
| | CHICAGO: | 1,387.50 |
| | CTA: | 555.00 |
| | TOTAL: | 1,942.50 |

17-10-211-021-1048 | 20150101660253 | 1-422-765-696

| REAL ESTATE TRANSFER TAX | | 06-Feb-2015 |
|--------------------------|-----------|-------------|
| | COUNTY: | 92.50 |
| | ILLINOIS: | 185.00 |
| | TOTAL: | 277.50 |

17-10-211-021-1048 | 20150101660253 | 1-964-822-144

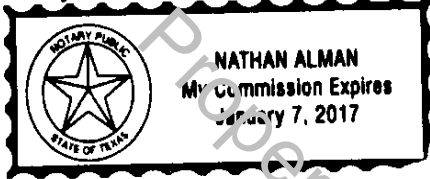
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NA
~~Texas~~
 STATE OF ~~ILLINOIS~~, COUNTY OF
~~COOK~~ *NA*
~~Montgomery~~

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT KAREN Y. LEE personally known to me to be the same person whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 31 day of January, 20 15.



Nathan Alman (Notary Public)

Prepared by:

Law Offices of Jonathan M. Aven, Ltd.
 180 N. Michigan Ave., Suite 2105
 Chicago, IL 60601

Mail to:

MATHISON WHITTLES LLP
 PGA CONCOURSE BUILDING, 5606 PGA
 BLVD #211
 PALM BEACH GARDENS, FL 33418

Name and Address of Taxpayer:

ROBERT BONITZER
 441 W. RIVER DR
 JUPITER, FL 33458

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: UNIT 708 IN 540 NORTH LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED ON SURVEY OF LOTS 29 (EXCEPT THAT PORTION TAKEN FOR STREET PURPOSES IN CASE 82L11163) AND LOT 30 AND THE WEST 1/2 OF LOT 43 IN CIRCUIT COURT PARTITION OF THE OGDEN ESTATE SUBDIVISION OF PARTS OF BLOCKS 20, 31 AND 32 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 33 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 11, 1980 AND KNOWN AS TRUST NUMBER 49037 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NUMBER 92468797 AND AMENDED BY AMENDMENTS RECORDED ON JANUARY 15, 1993 AS DOCUMENT 93038217 AND AUGUST 3, 1993 AS DOCUMENT 93604082 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING THEREFROM ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

Permanent Index #'s: 17-10-211-021-1048 Vol. 0501

Property Address: 540 North Lake Shore Drive, #708, Chicago, Illinois 60611

Property of Cook County Clerk's Office