



Doc#: 1514741044 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/27/2015 11:52 AM Pg: 1 of 3

WARRANTY DEED

Individual to Corporation

Return To: Mark Vaughan
Attorney at Law
Two North LaSalle Street
Suite 1300
Chicago, IL 60602

1/3

15079200833
15079200833
15079200833

Tax Bill To: Combover 79C, LLC
401 Tower Drive
Burr Ridge, IL 60527

The Grantors, **Joseph M. Schmidt and Tyrrell J. Schmidt, husband and wife**, of 401 N. Wabash Avenue, Unit 51E, City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and/no DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to

COMBOVER 79C, LLC, a limited liability corporation duly organized under the laws of the State of Illinois whose address is 401 Tower Drive, Burr Ridge, IL 60527

the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Known As: 401 North Wabash Avenue, Unit 79C, Chicago, IL 60611

PIN: 17-10-135-038-1892

SUBJECT TO: Covenants, conditions and restrictions of record public and utility easements, acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declarations and bylaws, if any, and general real estate taxes not yet due and payable at that time of closing. *Real Estate Taxes*

Zenc
mlv

THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTORS

REAL ESTATE TRANSFER TAX		21-May-2015
	COUNTY:	281.25
	ILLINOIS:	562.50
	TOTAL:	843.75
17-10-135-038-1892 20150501685791 0-986-520-960		

Attorneys' Title Guaranty Fund, Inc.
1 S. Wabash STE 2400
Chicago, IL 60606-4650
Attn: Search Department

REAL ESTATE TRANSFER TAX		21-May-2015
	CHICAGO:	4,218.75
	CTA:	1,687.50
	TOTAL:	5,906.25
17-10-135-038-1892 20150501685791 0-856-665-472		

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P 1/3
S N
SC Y
INT D

UNOFFICIAL COPY

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

Dated: May 5, 2015

Joseph M. Schmidt
Joseph M. Schmidt

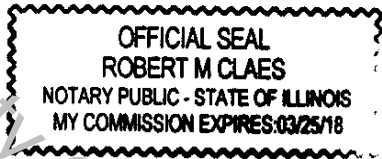
Tyrrell J. Schmidt
Tyrrell J. Schmidt

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **Joseph M. Schmidt and Tyrrell J. Schmidt, husband and wife** personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person(s), and acknowledged that they signed, sealed and delivered the said instrument as their 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 notary seal, this 5th day of May, 2015.

Robert M. Claes
Notary Public



My commission expires 3/25/2018 (seal)

Prepared by: Robert M. Claes, 2626 W. 83rd Street, Darien, IL 60561

AFFIX TRANSFER STAMPS BELOW

COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

EXHIBIT "A"

RE: 401 NORTH WABASH AVENUE, #79C, CHICAGO, IL 60611

PTIN: 17-10-135-038-1892

PARCEL #1: UNIT 79C IN THE RESIDENCES AT 401 NORTH WABASH AVENUE, A CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 1 IN TRUMP TOWER SUBDIVISION OF 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 EASMENT 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 USE OF S4306, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0821716050.

Cook County Clerk's Office