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**WARRANTY DEED
ILLINOIS STATUTORY**



Doc#: 1518319130 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/02/2015 02:24 PM Pg: 1 of 3

NATE: 15-260423

Property of Cook County Clerk's Office

THE GRANTOR(S) LYLE GINSBURG, an unmarried person, of the City of CHICAGO, County of COOK, State of IL for and in consideration of Ten and 00/100's Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to IRVING STENN JR., as Trustee under the IRVING STENN JR. DECLARATION OF TRUST DATED MARCH 7, 1991, of 833 NORTH ORLEANS, STE. 400 CHICAGO, IL 60610 of the County of COOK, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

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

SUBJECT TO: General taxes for the year 2015 and subsequent years

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): 17-03-228-034-4036 17-03-228-035-4056
17-03-228-035-4057

Address (es) of Real Estate: 270 EAST PEARSON STREET UNIT 1302, PS 56 & PS 57
CHICAGO, IL 60611

Dated this 27th day of MAY, 2015

LYLE GINSBURG

CCRD REVIEWER RA

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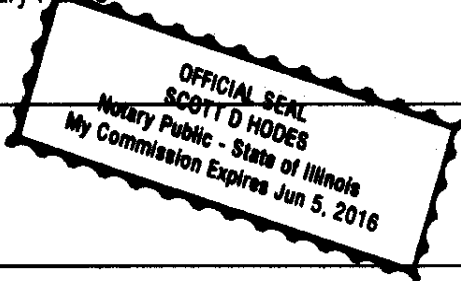
STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT LYLE GINSBURG, 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, 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 official seal this 27 day of MAY, 20 15.

[Handwritten Signature]

Notary Public



Prepared by:
SCOTT D. HODES
180 N LASALLE STREET SUITE 3700
CHICAGO, IL 60601

Mail to:
JIM ARNOLD, ESQ.
9738 SW Hwy
ONE Land 2 boys

Name and Address of Taxpayer:
IRVING STENN JR.
270 EAST PEARSON STREET
UNIT 1302
CHICAGO, IL 60611

REAL ESTATE TRANSFER TAX		01-Jul-2015
	CHICAGO:	27,375.00
	CTA:	10,950.00
	TOTAL:	38,325.00
17-03-228-034-4036 20150501688013 1-736-627-072		

REAL ESTATE TRANSFER TAX		01-Jul-2015
	COUNTY:	1,825.00
	ILLINOIS:	3,650.00
	TOTAL:	5,475.00
17-03-228-034-4036 20150501688013 1-181-864-832		

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Exhibit "A" – Legal Description

Parcel 1:

Unit 1302 in the Belvedere Condominiums (as hereinafter described) together with its undivided percentage interest in the common elements, which unit and common elements are comprised of:

(A) The leasehold estate, (said leasehold estate being defined in paragraph 1.c. of the ALTA leasehold endorsement(s) attached hereto), created by the instrument herein referred to as the lease, executed by: Northwestern University, a Corporation of Illinois, as Lessor, and 270 East Pearson, L.L.C., an Illinois Limited Liability Company, as Lessee, dated as of June 31, 2000, which lease was recorded on August 2, 2000 as document number 000584667, and re-recorded on August 11, 2000 as document number 00614549, and as amended by amendment to Ground Lease recorded on March 2, 2001 as document number 0010169900 and second amendment to Ground Lease recorded on May 20, 2004 as document number 0414131096 and by unit Sub Lease recorded on May 21, 2004 as document number 0414242188, which Lease, as amended, demises the land (as hereinafter described) for a term of 99 years commencing on July 31, 2000 (except the buildings and improvements located on the land); and

(B) Ownership of the buildings and improvements located on the following described land: Lot 2 in the residences on Lake Shore Park Subdivision, being a subdivision of part of Lots 91 to 98 in Lake Shore Drive Addition to Chicago, a subdivision of part of blocks 14 and 20 in Canal Trustees' Subdivision of the south fractional quarter of section 3, township 39 north, range 14, east of the third principal meridian, which survey is attached as an exhibit to the declaration of condominium recorded as document number 0414131100, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of S36, a limited common element, as delineated on the survey attached to the declaration of condominium aforesaid.

Parcel 3:

Unit P56 and P57 in the 270 East Pearson Garage Condominiums as delineated on a survey of the following described real estate: (as hereinafter described) together with its undivided percentage interest in the common elements which unit and common elements are comprised of.

(A) The leasehold estate, (said leasehold estate being defined in paragraph 1.c. of the ALTA leasehold endorsement(s) attached hereto), created by the instrument herein referred to as the lease, executed by: Northwestern University, a Corporation of Illinois, as Lessor, and 270 East Pearson, L.L.C., an Illinois Limited Liability Company, as Lessee, dated on May 20, 2004, which lease was recorded on May 20, 2004 as document number 00414242249 and 0414242250, which lease, as amended from time to time, demises the land (as hereinafter described) for a term of 95 years commencing on May 20, 2004 (except the buildings and improvements located on the land); and

(B) Ownership of the buildings and improvements located on the following described land: Lot 3 in the Residences on Lake Shore Park Subdivision, being a subdivision of part of Lots 91 to 98 in Lake Shore Drive Addition to Chicago, a subdivision of part of blocks 14 and 20 in Canal Trustee's' Subdivision of the south fractional quarter of section 3, township 39 north, range 14, east of the third principal meridian, which survey is attached as an exhibit to the declaration of condominium recorded as document number 0414131101, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 4:

Non-Exclusive easements for the benefit of Parcel 1, 2 and 3 for ingress, egress, use, enjoyment and support as set forth in the declaration of covenants, conditions, restrictions and easements recorded as document number 0414131098.

Parcel 5:

Non-Exclusive easements for the benefit of Parcel 3 for ingress, egress, use, enjoyment and support as set forth in the declaration of covenants, conditions, restrictions and easements recorded as document number 0317834091.