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Doc#: 1521826149 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/06/2015 03:00 PM Pg: 1 of 3

**WARRANTY DEED
STATUTORY (ILLINOIS)**

**2655578
First American Title**

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

The **GRANTOR, PHILLIP M. WANTOCH and NICOLE M. WANTOCH, husband and wife**, of the County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to **GRANTEE:**

RONALD HIRSCH, as Trustee of The Ronald Hirsch Trust dated September 27, 1996 and ELAINE Z. HIRSCH, as Trustee of The Elaine Z. Hirsch Revocable Trust dated August 29, 2006

the following described real estate:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

**Permanent Index Number: 14-28-322-038-1256
Property Commonly Known As: 2400 North Lakeview Avenue, Unit 2906,
Chicago, Illinois 60614**

Subject to (a) general real estate taxes not due and payable at the time of closing, (b) the Condominium Property Act, (c) the Declaration and the Condominium Documents, (d) applicable zoning and building laws and ordinances, (e) covenants, conditions, restrictions, encroachments and easements of record none of which shall in any way affect the use and occupancy of the Purchased Unit, (f) acts done or suffered by Grantee or anyone claiming through Grantee, (g) utility easements, whether recorded or unrecorded, (h) liens and other matters of title over which the Title Insurer is willing to insure over at no cost to the Purchaser, hereby releasing and waiving all right under and by virtue of the homestead exemption laws of the State of Illinois.

TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee forever.

Dated: June 26, 2015

FIRST AMERICAN TITLE order # 2655578
1071

S Y
P 3
S N
SC Y
INT X

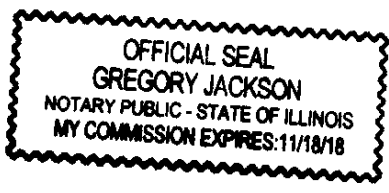
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 PHILLIP M. WANTOCH


 NICOLE M. WANTOCH

STATE OF Illinois
) SS
 COUNTY OF Cook

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that **PHILLIP M. WANTOCH and NICOLE M. WANTOCH, husband and wife**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 notarial seal this 24th day of June, 2015.





 Notary Public



Mail recorded Deed to: Andrew J. Maxwell, Esq., Maxwell Law Group, LLC, 105 W. Adams Street, Suite 3200, Chicago, Illinois 60603

Mail tax bill to: Elaine Hirsch, 2400 North Lakeview Avenue, Unit 2906, Chicago, Illinois 60614

Prepared by: Daniel E. Fajerstein, 513 Chicago Avenue, Evanston, Illinois 60202

REAL ESTATE TRANSFER TAX		27-Jul-2015
	CHICAGO:	4,687.50
	CTA:	1,875.00
	TOTAL:	6,562.50

14-28-322-038-1256 | 20150601699090 | 0-643-390-336

REAL ESTATE TRANSFER TAX		27-Jul-2015
	COUNTY:	312.50
	ILLINOIS:	625.00
	TOTAL:	937.50

14-28-322-038-1256 | 20150601699090 | 0-653-974-400

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PARCEL 1: UNIT NUMBER 2906 IN THE 2400 LAKEVIEW CONDOMINIUM, AS DELINEATED ON SURVEY OF CERTAIN LOTS, OR PARTS THEREOF, AND PART OF A PRIVATE ALLEY IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (HEREINAFTER REFERRED TO AS PARCEL), WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1973 AND KNOWN AS TRUST NUMBER 32452, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22583611; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT RECORDED AUGUST 15, 1891 AS DOCUMENT 1520807, FOR THE PASSAGEWAY OVER THE EAST 12 FEET OF LOT 8 (EXCEPT THE EAST 6 FEET OF LOT 8 LYING EAST OF AND ADJOINING SAID LOTS 1 AND 3 IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT RECORDED AUGUST 15, 1891 AS DOCUMENT 1520807 FOR PASSAGEWAY OVER THE EAST 12 FEET OF LOT 8 (EXCEPT THE EAST 6 FEET OF LOT 8 LYING WEST OF AND ADJOINING SAID PARCEL 'D') IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office