

# UNOFFICIAL COPY



Doc#: 1523222025 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/20/2015 10:01 AM Pg: 1 of 5

## WARRANTY DEED ILLINOIS STATUTORY

**THIS INSTRUMENT WAS PREPARED BY:**  
JOSEPH D. PALMISANO  
19 S. LASALLE STREET  
SUITE 900  
CHICAGO, ILLINOIS 60603

**MAIL TO:**  
RANDALL BOYER  
3223 LAKE AVENUE,  
#15C-303  
WILMETTE, ILLINOIS 60091

**NAME/ADDRESS OF TAXPAYER:**  
SUSAN A. BURMAN  
77 E. WALTON STREET  
UNIT #27E  
CHICAGO, ILLINOIS 60611

*Handwritten:* 15WSA446309CP  
↓  
END

RECORDER'S STAMP

THE GRANTOR, ADAM D. BERGSTEIN AND ERIC ROSENBAUM, AS CO-TRUSTEES UNDER THE ADAM DAVID BERGSTEIN TRUST DATED FEBRUARY 17, 1997, of Chicago, Illinois, for and in consideration of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to SUSAN A. BURMAN, 77 E. Walton Street, Unit 27E, Chicago, Illinois 60611, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See LEGAL DESCRIPTION attached hereto and incorporated herein by reference

ADDRESS: 77 E. WALTON STREET, UNIT 27E, CHICAGO, IL 60611

P. I. N. 17-03-211-041-1041

CCRD REVIEWER *AK*

**SUBJECT TO:** covenants, conditions, easements and restrictions of record and the general real estate taxes for the year 2015 and subsequent years.

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

REAL ESTATE TRANSFER TAX	19-Aug-2015
CHICAGO:	10,687.50
CTA:	4,275.00
<b>TOTAL:</b>	<b>14,962.50</b>

17-03-211-041-1041 | 20150801616744 | 2-028-717-952

REAL ESTATE TRANSFER TAX	19-Aug-2015
COUNTY:	712.50
ILLINOIS:	1,425.00
<b>TOTAL:</b>	<b>2,137.50</b>

17-03-211-041-1041 | 20150801616744 | 1-620-187-008

*Handwritten:* Box 334  
5  
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Dated this 6th day of August, 2015.

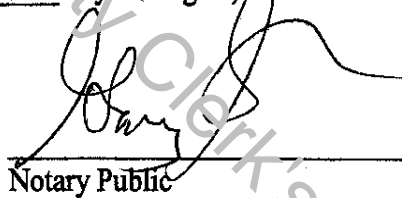


**ERIC ROSENBAUM, AS CO-TRUSTEE OF  
THE ADAM DAVID BERGSTEIN TRUST  
DATED FEBRUARY 17, 1997**

State of New York )  
 ) SS.  
County of Westchester )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ERIC ROSENBAUM, AS CO-TRUSTEE OF THE ADAM DAVID BERGSTEIN TRUST DATED FEBRUARY 17, 1997, personally known to me to be the same person whose name is 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 6th day of August, 2015.

  
\_\_\_\_\_  
Notary Public

**GARY SHAMES**  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 01SH6294625  
Qualified in Westchester County  
My Commission Expires 12/23/2017

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**PARCEL 1:**

UNIT 27E IN THE RESIDENCES AT 900 CONDOMINIUM ASSOCIATION, A DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3 AND 4 IN THE PLAT OF RESUBDIVISION OF 900 NORTH MICHIGAN NO. 2, PART OF THE LAND, PROPERTY AND SPACE OF LOTS 1, 5 AND 6 IN "900 NORTH MICHIGAN", BEING A RESUBDIVISION OF LAND, PROPERTY AND SPACE OF PART OF BLOCK 13 AND THE ACCRETIONS THERETO IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1989 AS DOCUMENT 89208433, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0724015057, AND AMENDED BY FIRST AMENDMENT RECORDED DECEMBER 27, 2007 AS DOCUMENT 0736115108, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

PERPETUAL EASEMENTS AND OTHER EASEMENT RIGHTS FOR THE BENEFIT OF PARCEL 1 AS DECLARED AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS MADE BY LASALLE NATIONAL BANK AS TRUSTEE UNDER TRUST NUMBER 107701 AND LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 113495 DATED AS OF APRIL 20, 1989 AND RECORDED MAY 9, 1989 AS DOCUMENT 89208434, SAID EASEMENTS BEING OVER LOTS 4 AND 5 IN 900 NORTH MICHIGAN, BEING A RESUBDIVISION OF THE LAND, PROPERTY AND SPACE OF PART OF BLOCK 13 AND THE ACCRETIONS THERETO IN CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 29 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1989 AS DOCUMENT 89208433, IN COOK COUNTY, ILLINOIS.

AS FURTHER DESCRIBED IN THE ASSIGNMENT AND ASSUMPTION OF RIGHTS AND OBLIGATIONS IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED AS OF APRIL 27, 2005 AND RECORDED APRIL 28, 2005 AS DOCUMENT NUMBER 0511845085 BY AND BETWEEN 900 TOWER, LLC AND 900 NORTH MICHIGAN, LLC.

**PARCEL 3:**

EASEMENTS IN FAVOR OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT MADE BY AND BETWEEN 900 TOWER, LLC AND 900 NORTH MICHIGAN, LLC, DATED APRIL 27, 2005 AND RECORDED APRIL 28, 2005 AS DOCUMENT NUMBER 0511845100 FOR THE FOLLOWING PURPOSES: (1) INGRESS AND EGRESS OVER, ON AND ACROSS THE "ROP PROPERTY" AS DEFINED THEREIN; (2) IN AND TO ALL STRUCTURAL MEMBERS, FOOTINGS, CAISSONS, FOUNDATIONS, COLUMNS, AND BEAMS AND OTHER SUPPORTING COMPONENTS LOCATED WITHIN OR CONSTITUTING A PART OF THE "ROP PROPERTY" AS DEFINED THEREIN; (3) THE USE FOR THEIR INTENDED PURPOSES OF ALL FACILITIES AT ANY TIME LOCATED IN THE "ROP PROPERTY" AS DEFINED THEREIN AND CONNECTED FACILITIES AT ANY TIME LOCATED IN THE "ROP PROPERTY" AS DEFINED THEREIN WHICH PROVIDE OR SHALL BE NECESSARY TO PROVIDE THE INSURED LAND WITH ANY UTILITIES OR OTHER SERVICES OR WHICH OTHERWISE MAY BE NECESSARY TO THE OPERATION OF THE INSURED LAND; (4) TO MAINTAIN ENCROACHMENTS; (5) FOR INGRESS AND EGRESS OVER, ON, ACROSS, AND THROUGH THOSE SECTIONS OF THE COMMON OR FIRE STAIRWAYS LOCATED IN THE "ROP PROPERTY" AS DEFINED THEREIN; AND (6) USE OF THE TRUCKING CONCOURSE AND LOADING DOCK LOCATED ON LOWER LEVEL OF THE "ROP PROPERTY" AS DEFINED THEREIN.

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AS AMENDED BY AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS DATED AUGUST 27, 2007 AND RECORDED AUGUST 27, 2007 AS DOCUMENT NUMBER 0723960081 MADE BY LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 2, 1987 <&K 111150, 900 TOWER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 900 NORTH MICHIGAN, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE 132 EAST DELAWARE PLACE CONDOMINIUM ASSOCIATION.

PARCEL 4:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE "27E", A LIMITED COMMON ELEMENT, AS DEFINED IN THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0724015057 AND AMENDED BY FIRST AMENDMENT RECORDED DECEMBER 27, 2007 AS DOCUMENT 0736115108 AND DEPICTED ON THE SURVEY ATTACHED AS EXHIBIT "A".

ADDRESS: 77 E. WALTON STREET, UNIT 27E, CHICAGO, ILLINOIS 60611  
P. I. N. 17-03-211-041-1041

Property of Cook County Clerk's Office