

# UNOFFICIAL COPY

## WARRANTY DEED

### THE GRANTOR

**HURON HUDSON LLC**,  
an Illinois Limited Liability  
Company of the City of  
Chicago, County of Cook,  
State of Illinois, for and in  
consideration of Ten  
Dollars and other good and  
valuable consideration in  
hand paid, **CONVEYS and**

**WARRANTS to GRANTEES MARK J. KAUFMAN AND CHRISTINE MARIE KAUFMAN**,  
as husband and wife, of 1016 Westmoor Road, in the Village of Winnetka and the County of Cook,  
State of Illinois, as Joint Tenants, the following described Real Estate situated in the County of  
Cook, State of Illinois to wit:

0146: 37615 112 AL  
LEGAL DESCRIPTION

### PARCEL 1:

UNIT 507 AND P-133 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE  
COMMON ELEMENTS IN THE RESIDENCES AT HUDSON AND HURON CONDOMINIUM,  
AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT  
NUMBER 0723215040, IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER THE  
NORTHERLY 3 FEET OF THE SOUTH HALF OF THAT PORTION OF THE VACATED  
ALLEY WHICH LIES NORTH OF AND CONTIGUOUS TO LOTS 21 TO 28, BOTH  
INCLUSIVE, IN BLOCK 11 IN HIGGINS LAW AND COMPANY'S ADDITION TO CHICAGO  
IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE  
14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS  
CONTAINED IN THE RECIPROCAL GRANT OF EASEMENT RECORDED JULY 17, 1964 AS  
DOCUMENT NUMBER 19269468.

PIN: 17-09-123-010-1007  
17-09-123-010-1266

Address: 451 West Huron Street, Unit 507, P-133, Chicago, Illinois 60654

TO HAVE AND TO HOLD said premises as husband and wife, as Joint Tenants  
This is not Homestead Exemption property.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or  
in any wise appertaining, and the revision and reversions, remainder and remainders, rents, issues



Doc#: 1529519098 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/22/2015 11:38 AM Pg: 1 of 3

STEWART TITLE  
800 E. DIEHL ROAD  
SUITE 180  
NAPERVILLE IL 60563

S ✓  
P 13  
S N  
SC ✓  
INT ✓

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and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the Real Estate, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Real Estate as described, with the appurtenances, unto the Grantees, their successors and assigns forever.

This deed is further subject to the terms and provisions contained in the Declaration of Condominium for The Residences at Hudson and Huron Condominium Association pursuant to the Condominium Property Act recorded with the Cook County Recorder of Deeds and as amended from time to time relating in part to and among other things, covenants, conditions restrictions and reciprocal easements between the commercial and residential real estate.

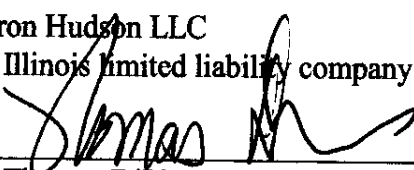
Grantor also hereby grants to the Grantees, its successors and assigns, its rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said real estate set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantees, their successors and assigns that during the period that Grantor has owned title to the Real Estate, it has not done or suffered to be done anything whereby the said Real Estate hereby granted are, or may be, in any manner encumbered or charged except as herein recited; and that said Real Estate, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (a) real estate taxes not yet due and payable; (b) zoning and building laws or ordinances; (c) all easements, restrictions, conditions and reservations or record or contained in the Declaration and a reservation by THE RESIDENCES AT HUDSON AND HURON CONDOMINIUM ASSOCIATION, (the "Association") recorded in the Office of the Cook County Recorder of Deeds and as amended from time to time to itself and its successors and assigns, for the benefit of said real estate set forth in the Declaration of Condominium, of the rights and easements set forth in the Declaration; (d) utility easements of records, provided the Real Estate does not encroach thereon; (e) provisions of the Condominium Property Act of Illinois (the "Act"); (f) party wall rights and agreements; (g) roads and highways; (h) and all leases and licenses to the common elements; and such other matters as to which the Title Insurer commits to insure Grantees against loss or damage.

Dated this 2<sup>ND</sup> day of October, 2015

Huron Hudson LLC  
An Illinois limited liability company

  
by: Thomas DiPiazza, Managing Member

#### REAL ESTATE TRANSFER TAX

06-Oct-2015



CHICAGO:	2,842.50
CTA:	1,137.00
<b>TOTAL:</b>	<b>3,979.50</b>

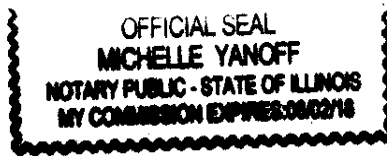
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STATE OF ILLINOIS        )  
                                       )  
 COUNTY OF COOK         )        SS

I, the undersigned, in and for said County in the State aforesaid do hereby certify that Thomas DiPiazza, Managing Member of Huron Hudson LLC an Illinois Limited Liability Company personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such managing member appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary acts, and as the authorized, free and voluntary act of said Limited Liability Company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 2<sup>ND</sup> day of October, 2015



*Michelle Yanoff*  
 \_\_\_\_\_  
 Notary Public



Mail To:  
 Name: Michael Grabill  
 Address: 707 Skokie Blvd. #420  
 City, State: Northbrook IL 60062

Send Subsequent tax bills to:  
 Mark J. Kaufman & Christine Marie Kaufman  
 1016 Westmoor Road  
 Winnetka, Illinois 60093

This Document was prepared by:  
 Richard Indyke  
 221 N. LaSalle St., Suite 1200  
 Chicago, Illinois 60601-1305

REAL ESTATE TRANSFER TAX		08-Oct-2015
	COUNTY:	189.50
	ILLINOIS:	379.00
	TOTAL:	568.50
17-09-123-010-1007   20150901631174   0-039-878-720		

Office