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ASSIGNMENT OF LEASE AND WARRANTY DEED



Doc#: 1529519118 Fee: \$44.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 10/22/2015 12:14 PM Pg: 1 of 4

Elana Spitzber; as an Individual and Elana Spitzburg, as Trustee of the Trust
Agreement dated December. 17, 2010 and known as the Elana Spitzberg Qualified Personal
Residence Trust, 840 N Lake Shore Dr, Unit 2203, Chicago, IL 60611 ("Grantor") for and in
consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, the receipt
is hereby acknowledged, ASSIGN(S), CONVEY(S) and WARRANT(S) to Richard Lewis and
Nora Lewis, husband and wife, 140 L. Walton Place, Apt. 952, Chicago, IL 60611 ("Grantee"), as
tenants by the entirety, the following descripted real estate situated in the County of Cook in the
State of Illinois, to wit:

See attached legal description

Permanent Real Estate Index Number: 17-03-228-033-4063, 17-03-228-033-4114, 17-03-228-033-4115

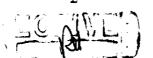
Address of Real Estate: 840 Lake Shore Drive, Unit 2203, P43 and P-44, Chicago, 1L 60611

SUBJECT TO: covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; all acts done by or suffered through Buyer; and general real estate taxes not yet due and payable at the time of closing

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois.

REAL ESTATE TRANSFER TAX		21-Oct-2015
	CHICAGO:	19,500.00
	CTA:	7,800.00
	TOTAL:	27,300.00
17 03 228 033 4063	20151001635616	0_701_771_840

REAL ESTATE TRANSFER TAX		21-Oct-2015	
	ØE3	COUNTY:	1,300.00
to The		ILLINOIS:	2,600.00
	TOTAL:	3,900.00	
17-03-22	B-033-4063	20151001635616	1-622-069-312



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Dated:  $\frac{/D/J/\sqrt{}}{0/\sqrt{}}$ , 2015

Elana Spitzberg as an Individual and Elana Spitzburg, as Trustee of the Trust Agreement dated December 17, 2010 and known as the Elana Spitzberg Qualified Personal Residence Trust

STATE OF (SS)
COUNTY OF (OK)

## **ACKNOWLEDGMENT**

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Elana Spitzberg as an Individual and Elana Spitzburg, as Trustee of the Trust Agreement dated December 17, 2010 and known as the Elana Spitzberg Qualified Personal Residence Trust, is 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 she signed and delivered the said instrument, as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this / day of Out

. 2015

Notary Publi

Official Seal
Commission expiremental L West
Notary Public State of minors
My Commission Expires 11/20/2016

Prepared By:

Gregory A. Braun, Esq. Braun & Rich, PC 4301 Damen Avenue Chicago, Illinois 60618

Return to after recording and Name and Address of Taxpayer: Richard Lewis and Nora Lewis 840 Lake Shore Drive Unit 2203 Chicago, IL 60611

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## ACCEPTANCE AND ASSUMPTION BY ASSIGNEE/GRANTEE

Grantee hereby assumes all obligations of Grantor, as "Subtenant" under the Unit Subleases accruing from and after the date of this Assignment and Deed, and Grantee agrees to perform all of the terms, covenants, conditions, agreements and obligations of the "Subtenant" under the Unit Subleases accruing from and after the date hereof.

Name:	Richard Le	and A	Lewis	
Name:	Nora Lewis	De L	wi-	
STATE	4)	· )	OrCook	

### ACKNOWLED GMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that Richard Lewis and Nora Lewis, is personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and under this seal this Say of October, 2015

"OFFICIAL SEAL"
Rosaura Avila Zuniga
Notary Public, State of Illinois
My Commission Expires 9/2/2018

Commission expires: 9/2/11

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Commitment No.: FD-15-1110

#### SCHEDULE C

The land referred to in this Commitment is described as follows:

Units 2203, P43 and P44 in the 840 North Lake Shore Drive Condominium (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 840 Lake Shore Drive, LLC, an Illinois Limited Liability Company, as Lessee, dated as of July 31, 2000, which lease was recorded August 2, 2000 as document 000584668, and re-recorded August 11, 2000 as document number 00614550, and as amended by amendment to Ground Lease recorded March 2, 2001 as document number 0010169901 and Second Amendment to Ground Lease recorded September 11, 2003 as document number 0325432158, and by unit subleases recorded September 12, 2003 as document numbers 0325542213, 0325542264 and 0325542265, which lease, as amended, demises the land (as hereinafter described) for a term of 99 years commencing July 31, 20000 (except the buildings and improvements located on the land); and

(B) Ownership of the buildings and improvements located on the following land: Certain Lots in the Residences on Lake Shore Park Subdivision, being a Subdivision of part of Lots 91 to 98 in Lake Shore Drive addition to Chloago, a Subdivision of part of Blocks 1½ and 20 in Canal Trustees' Subdivision of the South fractional 1/4 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 0325432161, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.



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