

Doc#: 1530726058 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/03/2015 02:53 PM Pg: 1 of 3

**WARRANTY DEED**

Statutory (Illinois)  
(Individual to Individual)

Caution: Consult a lawyer before using or acting under this form. Neither the publisher nor the Seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

The Grantor(s), Michael F. Kaufman, a single man, of 65 E. Monroe Street, Unit 4413, of the City of Chicago, County of Cook, State of Illinois, 60603, for and in consideration of the sum of Ten and 00/100s-----(\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Nancy Malitz and Lawrence B. Johnson of 65 E. Monroe Street, Unit 4222, of the City of Chicago, County of Cook, State of Illinois, 60603.

(Strike Inapplicable)

- 1. ~~As Tenants In Common~~
- 2. Not as Tenants in Common, but as Joint Tenants
- 3. ~~Not as Joint Tenants, Not as Tenants In Common, but as Tenants By The Entirety Forever~~

the following described Real Estate situated in the County of Cook, in the state of Illinois, to wit: (See Attached for Legal Description)

4. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as Joint Tenants, not as Tenants In Common, but as Tenants By The Entirety, forever.

Subject to: See attached Legal Description.

Permanent Real Estate Index Number: 17-15-103-034-1065  
Address of Real Estate: 65 E. Monroe Street, Unit 4413, Chicago, IL 60603

Dated this 20<sup>th</sup> day of October 2015.

Michael F. Kaufman

S  
Y  
3  
N  
Y  
ID

State of IL, County of Cook, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael F. Kaufman, a single man, 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.

**IDENTITY NATIONAL TITLE** CH15C32320

Given under my hand and official seal, this 20 day of October 2015.

Commission expires: 03/23/17

NOTARY PUBLIC

*Lisa K Hill*



This instrument was prepared by Toral Patel, Sulzer & Shopiro, Ltd., 111 W. Washington Suite 855 Chicago, IL 60602

REAL ESTATE TRANSFER TAX	30-Oct-2015
CHICAGO:	10,575.00
CTA:	4,230.00
TOTAL:	14,805.00

REAL ESTATE TRANSFER TAX	30-Oct-2015
COUNTY:	705.00
ILLINOIS:	1,410.00
TOTAL:	2,115.00

30X15

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

Of premises commonly known as: 65 E. Monroe Street, Unit 4413, Chicago, IL 60603

See Attached Exhibit A.

Property of Cook County Clerk's Office

Subject to: SUBJECT TO RESTRICTIONS OF RECORD, CONDITIONS, RESERVATIONS AND EASEMENTS, ZONING ORDINANCES, IF ANY, AND GENERAL TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE AND THOSE ITEMS MENTIONED IN THE CONTRACT.

COOK COUNTY  
CLERK OF DEEDS

PREPARED BY \_\_\_\_\_

FIDELITY NATIONAL TITLE CH15032320

1 of 1

**MAIL TO:**

John H. Winand  
800 Waukegan Rd., Suite 201  
Glenview, IL 60025

**SEND SUBSEQUENT TAX BILLS TO:**

Nancy Malitz and Lawrence B. Johnson  
65 E. Monroe Street, Unit 4222  
Chicago, IL 60603

# UNOFFICIAL COPY

## EXHIBIT "A"

### Legal Description

PARCEL 1: UNIT 4413 IN THE PARK MONROE CONDOMINIUM HOMES AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

PART OF LOTS 2, 3, 6 AND 7 (EXCEPT THE EAST 9 FEET OF THAT PART OF SAID LOT 6 LYING SOUTH OF THE NORTH 54 FEET OF SAID LOT 6 AND EXCEPT THE EAST 9 FEET OF THE NORTH 1/2 OF SAID LOT 7) IN BLOCK 4 IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH SUBLOTS 1, 2, 3, 4 AND 5 OF ASSESSOR'S DIVISION OF LOT 10 IN BLOCK 4 IN FRACTIONAL SECTION 15 AFORESAID, ALL TAKEN AS A SINGLE TRACT OF LAND,

WHICH SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0836410027, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS,

ALSO

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR 55-65 EAST MONROE STREET, CHICAGO, ILLINOIS 60603, MADE BY 55 EAST MONROE INVESTORS IV, L.L.C., RECORDED JULY 9, 2007 AS DOCUMENT NUMBER 0719035353, AS AMENDED, FOR THE FOLLOWING PURPOSES: SUPPORT AND MAINTENANCE, ACCESS TO UTILITIES, INGRESS AND EGRESS, USE OF GARAGE APPURTENANCES, FREIGHT ELEVATORS, LOADING DOCK, REFUSE COLLECTION, AND ELEVATOR BANK, OVER AND UPON THE LAND DESCRIBED THEREIN.

ALSO

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-18 A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM, AFORESAID.

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ALTA Commitment (06/17/2006)

