

# UNOFFICIAL COPY

Doc#: 1622933022 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/16/2016 10:50 AM Pg: 1 of 4

## WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

Adam Falkof, Esq.  
Quarles & Brady LLP  
300 North LaSalle Street  
Suite 4000  
Chicago, Illinois 60654

AFTER RECORDING, THIS INSTRUMENT  
SHOULD BE RETURNED TO:

John A. Zimmermann, Esq.  
Law Office of John A. Zimmermann, LLC  
1425 West Balmoral Avenue  
Chicago, Illinois 60640-1201

MAIL TAX BILLS TO:

Sonja Schiller and Michael Liu  
2800 North Lake Shore Drive  
Unit 3202  
Chicago, Illinois 60657

Dec ID 20160801645310  
ST/CO Stamp 0-082-293-568 ST Tax \$634.00 CO Tax \$317.00  
City Stamp 0-024-228-672 City Tax: \$6,657.00

The above space for recorder's use only

THIS WARRANTY DEED (this "Deed"), made as of the 15th day of August, 2015, among **BRENT J. MARTIN**, a married individual, and **SUSAN H. MARTIN**, a married individual ("Grantor"), and **SONJA S. SCHILLER**, a single person, and **MICHAEL P. LIU**, a single person; as joint tenants (collectively, "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, WARRANT AND CONVEY in fee simple unto Grantee, as joint tenants and not as tenants in common, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

*See Exhibit A attached hereto and made a part hereof.*

Together with all of Grantor's right, title and interest in and to the improvements, hereditaments, easements and appurtenances thereunto belonging (collectively, the "Property"). TO HAVE AND TO HOLD the Property, unto Grantee, 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 Property; any acts done or suffered by Grantee or anyone claiming by, through or under Grantee; and general real estate taxes not due and payable at the time of closing.

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And Grantor hereby binds itself to WARRANT AND DEFEND against all persons lawfully claiming or to claim the same, by, through or under such title, and not otherwise, subject to the matters set forth above.

And Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS]

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal as of the day and year first written above.

**GRANTOR:**

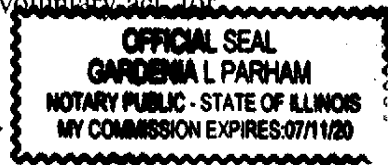
  
BRENT J. MARTIN, individually

  
SUSAN H. MARTIN, individually

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that BRENT J. MARTIN, personally known 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 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 15<sup>th</sup> day of August, 2016.



  
Notary Public


Commission expires 7/11/20

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that SUSAN H. MARTIN, personally known 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 official seal, this 15<sup>th</sup> day of August, 2016.



  
Notary Public

Commission expires 7/11/20

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

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## EXHIBIT A

### LEGAL DESCRIPTION OF THE PROPERTY

UNIT NUMBER 3202 IN 2800 LAKE SHORE DRIVE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

THE SOUTH 60 FEET (EXCEPT THE WEST 400 FEET THEREOF) OF LOT 6 AND LOT 7 (EXCEPT THE WEST 400 FEET THEREOF), IN THE ASSESSORS' DIVISION OF LOTS 1 AND 2 IN THE SUBDIVISION BY THE CITY OF CHICAGO OF THE EAST FRACTIONAL HALF OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PREMISES BEING OTHERWISE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID LOT 7 400 FEET EAST OF THE WEST LINE THEREOF (SAID WEST LINE BEING COINCIDENT WITH THE WEST LINE OF THE NORTH EAST FRACTIONAL 1/4 OF SECTION 28 AFORESAID) THENCE NORTH PARALLEL WITH THE WEST LINE OF LOTS 7 AND 6 AFORESAID 199.3 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 7 TO THE DIVIDING OR BOUNDARY LINE BETWEEN THE LANDS OF LINCOLN PARK COMMISSIONERS AND THE LANDS OF SHORE OWNERS AS ESTABLISHED BY DECREE OF THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS ENTERED OCTOBER 31, 1904 IN CASE NUMBER 256886 ENTITLED "AUGUSTA LEHMANN AND OTHERS AGAINST LINCOLN PARK COMMISSIONERS" RUNNING THENCE SOUTHEASTERLY ALONG SAID BOUNDARY LINE TO THE SOUTH LINE OF SAID LOT 7 AND RUNNING THENCE WEST ALONG SAID SOUTH LINE TO THE PLACE OF BEGINNING; WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR 2800 LAKE SHORE DRIVE CONDOMINIUM ASSOCIATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 2, 1973 AND KNOWN AS TRUST NUMBER 45204, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES AS DOCUMENT NUMBER LR3096368; TOGETHER WITH AN UNDIVIDED 0.2584 PERCENT INTEREST IN THE PARCEL (EXCEPTING FROM THE PARCEL ALL THE PROPERTY AND SPACES COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-28-207-004-1491

Street Address: 2800 North Lake Shore Drive, Unit 3202, Chicago, Illinois 60657