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16205909
WARRANTY DEED



Doc#: 1624208017 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/29/2016 11:54 AM Pg: 1 of 3

THE GRANTORS

(The space above for Recorder's use only)

Thomas J. Ward, a widower, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to Boaz Keysar, as Trustee under the provisions of The Boaz Keysar Trust, dated June 28, 2002 ~~dated June 28, 2002~~ and Linda E. Ginzel, as Trustee under the provisions of The Linda E. Ginzel Trust dated June 28, 2002 ~~dated June 28, 2002~~ in the following described Real Estate situated in Cook County, Illinois, commonly known as 2400 N. Lakeview Avenue, Unit 2604, Chicago, IL 60614, legally described as:

SEE ATTACHED

SUBJECT TO Covenants, conditions and restrictions of record; public and utility easements; and general real estate taxes for 2016 and subsequent years.

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

Permanent Index Number (PIN): 14-28-322-038-1236

Address(es) of Real Estate: 2400 N. Lakeview Avenue, Unit 2604, Chicago, IL 60614

Dated this 22nd day of August, 2016

Thomas J. Ward (SEAL) _____ (SEAL)
Thomas J. Ward

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LEGAL DESCRIPTION

PARCEL 1: UNIT 2604 IN THE 2400 LAKE VIEW CONDOMINIUM AS DELIENATED ON SURVEY OF CERTAIN LOTS, OR PARTS THEREOF, AND PART OF A PRIVATE ALLEY IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO, A SUBDIVISION IN THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (HEREINAFTER REFERRED TO AS "PARCEL"); WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONANL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 1, 1973 AND KNOWN AS TRUST NUMBER 32452 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 22583611, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY)

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT RECORDED AUGUST 15, 1891 AS DOCUMENT 1520807 FOR PASSAGEWAY OVER THE EAST 12 FEET OF LOT 8 (EXCEPT THE EAST 6 FEET OF LOT 8 LYING WEST OF AND ADJOINING SAID LOTS 1 AND 3) IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT RECORDED AUGUST 15, 1891 AS DOCUMENT 1520807 FOR PASSAGEWAY OVER THE EAST 12 FEET OF LOT 8 (EXCEPT THE EAST 6 FEET OF LOT 8 LYING WEST AND ADJOINING SAID PARCEL) IN BAIRD'S LINCOLN PARK ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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