# **UNOFFICIAL COPY**

/0205909 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 Poaz 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 TOWCovenants, 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, C. 50614

Dated this 💆

Thomas I Ward 🖟

(SEAL)



1624208017 Page: 2 of 3

## **UNOFFICIAL COPY**

STATE OF ILLINOIS	)	
	)ss.	
COUNTY OF COOK	<b>)</b>	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas J. Ward and personally known to me to be the same persons whose names subscribed in the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this \_\_\_\_\_\_ day of August , 2016.

OFFICIAL SEAL
DOUGLAS G. DAVIDSON
Notary Public - State of Illinois
My Commission Expires 8/18/2018

Aughall Andres NOTARY PUBLIC

Commission expires

This instrument was prepared by: Douglas G. 1 avidson & Associates, Attorney at Law, 6472 N. Lehigh Avenue, Chicago, IL 60646

### MAIL TO:

Bart Goldberg 3903 N. Kildare Chicago, IL 60641

## SEND SUBSEQUENT TAX BILLS TO:

Boaz Keysar and Linda E. Ginzel 2400 N. Lakeviev Avenue, Unit 2604 Chicago, IL 60614

#### OR

Recorder's Office Box No.

REAL ESTATE TRA	NSFER TAX	24-Aug-2016
	CHICAGO:	3,918.75
	CTA:	1,567.50
	TOTAL:	5,486.25 *

<sup>14-28-322-038-1236 | 20160801647503 | 2-142-751-552 \*</sup> Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER	TAX	24-Aug-2016
	COUNTY:	261.25
	ILLINOIS:	522.50
Maria Maria	TOTAL:	783.75
14-28-322-038-1236	20160801647503	0-686-304-064

1624208017 Page: 3 of 3

## **UNOFFICIAL COPY**

### 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 NATIOANL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTES UNDER TRUST AGREEMENT DATED OCTOBER 1, 1973 AND KNOWN AS TRUST NUMBER 32452 AND RECORDED IN THE OFFICE OF THE RECORDER OF CEEDS 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 PENEFIT OF PARCEL 1 AS CREATED BY GRANT RECORDED AUGUST 15, 1891 AS DOCUMENT 1520807 FOR PASSAGEWAY OVER THE EAST 12 FEFT 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 152, 307 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 BAJED'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

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

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