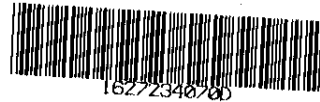


# UNOFFICIAL COPY

This instrument was prepared by:

David J. Friedman  
2701 West Peterson Avenue  
Chicago, Illinois 60659



Doc# 1627234070 Fee \$42.00  
RHSP Fee:\$9.00RPRF Fee \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/28/2016 01:44 PM Pg: 1 of 3

After recording return to:

Funkhouser Vegosen Liebman & Dunn Ltd.  
55 West Monroe Street, Suite 2300  
Chicago, Illinois 60603  
Attn: Megan E. Hamilton, Esq.

## SPECIAL WARRANTY DEED

GRANTOR, David J. Friedman (whose address is 945 Eastwood Road, Glencoe, Cook County, Illinois), married to Jamie B. Friedman for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys to GRANTEES, (a) Douglas R. Conant, as Trustee of The Douglas R. Conant Revocable Inter Vivos Trust dated March 26, 2013 (whose address is 1300 North State Parkway, Apt 801, Chicago, Illinois 60610), and (b) S. Leigh P. Conant, as Trustee of The S. Leigh P. Conant Revocable Inter Vivos Trust dated March 26, 2013 (whose address is 1300 North State Parkway, Apt 801, Chicago, Illinois 60610), to each an undivided fifty percent (50%) interest, not as joint tenants, but as TENANTS IN COMMON, in the following described real estate situated in the County of Cook, in the State of Illinois, to wit (the "Property"):

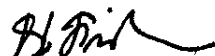
### SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 1300 N. State Parkway, Unit 802 and P-20 and P-21, Chicago, Illinois 60610  
Permanent Index Numbers: 17-04-218-051-1027, 17-04-218-051-1047 and 17-04-218-051-1066

Such conveyance by Grantor is subject to the following (the "Permitted Exceptions"): (i) general real estate taxes applicable to the Property for the calendar year 2016 (payable in 2017) and subsequent years, (iii) public and utility easements, (iv) condominium declarations, by-laws and rules and regulations, (v) recorded covenants, conditions, limitations, restrictions, easements and/or documents (except any mortgage made by Grantor) covering the Property, (vi) the terms, exceptions, conditions, restrictions, limitations and exclusions set forth in Chicago Title Insurance Company Commitment #16014053NC, (vii) encroachments as shown on the survey made by B.H. Suhr & Company dated July 11, 2001 NO 01-568, and (viii) any exceptions to title created by, through or under one or more of such trusts.

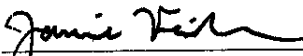
Grantor warrants that Grantor has not placed against the Property any other encumbrance which (a) is not a Permitted Exception and (b) will exist after the date of the Deed.

Dated as of the 14<sup>th</sup> day of September, 2016

  
\_\_\_\_\_  
David J. Friedman

I, Jamie B. Friedman, hereby as of the date of the above Deed sign below for the sole purpose of releasing any and all homestead interests in the Property.

*Box 400*

  
\_\_\_\_\_  
Jamie B. Friedman

CCRD REVIEW 

CTZ 1.7.1 160/4055 NC C57A8K2

# UNOFFICIAL COPY

State of Illinois )  
                          ) SS  
County of Cook )

The undersigned, a Notary Public in and for Cook County in the State of Illinois, does hereby certify that David J. Friedman is personally known to me to the same person whose name is subscribed to the foregoing document, appeared before me this day in person, and acknowledged that she signed such document as her free and voluntary act, for the use and purpose therein set forth.

Given under my hand and official seal, the 14<sup>th</sup> day of September, 2016.

Commission expires 9-26-18 Milena Katanic  
Notary Public



State of Illinois )  
                          ) SS  
County of Cook )

The undersigned, a Notary Public in and for Cook County in the State of Illinois, does hereby certify that Jamie B. Friedman is personally known to me to the same person whose name is subscribed to the foregoing document, appeared before me this day in person, and acknowledged that she signed such document as her free and voluntary act, for the use and purpose therein set forth.

Given under my hand and official seal, the 14<sup>th</sup> day of September, 2016.

Commission expires 9-26-18 Milena Katanic  
Notary Public



Send subsequent tax bills to:  
Douglas R. Conant, Trustee  
1300 N. State Parkway, Apt 801  
Chicago, Illinois 60610

REAL ESTATE TRANSFER TAX	14-Sep-2016
CHICAGO:	12,750.00
CTA:	5,100.00
<b>TOTAL:</b>	<b>17,850.00 *</b>

REAL ESTATE TRANSFER TAX	14-Sep-2016
COUNTY:	850.00
ILLINOIS:	1,700.00
<b>TOTAL:</b>	<b>2,550.00</b>

17-04-218-051-1027 | 20160901657343 | 0-354-401-088

17-04-218-051-1027 | 20160901657343 | 1-059-281-728

\* Total does not include any applicable penalty or interest due.

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

Parcel 1:

UNIT NUMBERS 802, P-20 AND P-21 IN THE AMBASSADOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 5, 6, AND 7 IN THE SUBDIVISION OF LOT 5 AND OF SUBLot 1 OF LOT 4 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE COOK COUNTY ILLINOIS RECORDER AS DOCUMENT NUMBER 0511618089, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO THE ABOVE DESCRIBED UNITS IN THE COMMON ELEMENTS OF THE AMBASSADOR CONDOMINIUM.

Parcel 2:

EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-33, AS LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED IN THE OFFICE OF THE COOK COUNTY ILLINOIS RECORDER AS DOCUMENT NUMBER 0511618089.

Parcel 3:

ALL RIGHTS AND EASEMENTS APPURTENANT TO OR FOR THE BENEFIT OF ALL OR ANY PART OF PARCELS 1 AND/OR 2 ABOVE AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0511618089 IN THE OFFICE OF THE COOK COUNTY ILLINOIS RECORDER.

Property Address: 1300 N. State Parkway, Unit 802 and P-20 and P-21, Chicago, Illinois 60610

Permanent Index Numbers: 17-04-218-051-1027  
17-04-218-051-1047  
17-04-218-051-1066