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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY

Doc#: 1709555005 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/05/2017 12:03 PM Pg: 1 of 3

Dec ID 20170301620126
ST/CO Stamp 0-663-070-400 ST Tax \$440.00 CO Tax \$220.00
City Stamp 1-960-564-416 City Tax: \$4,620.00

17ST00047NB 1289

THE GRANTOR(S) Gregory S. Donovan, as Sole Trustee of the Nancy M. Donovan Trust of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Dennis G. Klopfle (GRANTEE'S ADDRESS) 260 E. Chestnut Street, #4305, Chicago, Illinois 60611

of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

THIS IS NOT HOMESTEAD PROPERTY.

SUBJECT TO: General real estate taxes for 2016 and subsequent years; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; and installments due after the date of closing of assessments established pursuant to the Declaration of Condominium.

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

Permanent Real Estate Index Number(s): 17-03-220-020-1336
Address(es) of Real Estate: 175 East Delaware, #6102, Chicago, Illinois 60611

Dated this 8th day of March 2017

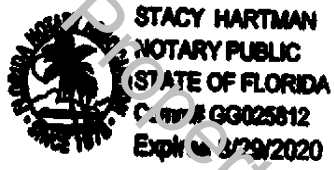
Gregory S. Donovan, Sole trustee
Nancy M. Donovan Trust

I, the undersigned, a Notary Public in and for said County, in the State of Florida, CERTIFY THAT Gregory S. Donovan, as successor Trustee of the Nancy M. Donovan Trust

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personally known to me to be the same person(s) whose name(s) is subscribed to 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 8th day of March 2017



Stacy Hartman (Notary Public)

Prepared By: Jeffrey Goldberg
1811 Ridgely Rd
Highland Park IL 60025

Mail To:
Dennis G. Klopfe THOMAS ANIELMO
175 East Delaware, #6102 1771 W. DIEHL STE 250
Chicago, Illinois 60611 NAPERVILLE, IL 60563

Name & Address of Taxpayer:
Dennis G. Klopfe
175 East Delaware, #6102
Chicago, Illinois 60611

COOK County Clerk's Office

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LEGAL DESCRIPTION

Order No.: 17ST00247NB

For APN/Parcel ID(s): 17-03-220-020-1336

Unit No. 6102 of the 175 East Delaware Place Condominium as delineated on survey of the following described parcel of real estate (hereinafter referred collectively as parcel): parts of the Land, property and space below, at and above the surface of the Earth, located within the boundaries projected vertically upward and downward from the surface of the Earth, of a Parcel of Land comprised of Lot 17 (except the East 16 feet thereof) and all of Lots 18 to 28 inclusive, in Lake Shore Drive Addition to Chicago, a Subdivision of part of Blocks 14 and 20 in Canal Trustees' Subdivision of the South Fractional Quarter of Fractional Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, also Lots 1 to 4 inclusive, in County Clerks' Division of the West 300 feet of that part of Lots 16 to 19 of Block 14 lying East of the Lincoln Park Boulevard in the Canal Trustees' Subdivision of the South Fractional Quarter of Fractional Section 3, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, conveyed by Deed dated July 27, 1973 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on July 30, 1973 as Document Number 22418957, from John Hancock Mutual Life Insurance Company, a Corporation of Massachusetts, to LaSalle National Bank, a National Banking Association, not individually but as Trustee under Trust Agreement dated February 15, 1973 and known as Trust Number 45450, which Survey is attached as Exhibit "A" to Declaration of Condominium Ownership, Easements, Covenants and Restrictions and By-Laws for 175 East Delaware Place, Chicago, Illinois, made by LaSalle National Bank, a National Banking Association, as Trustee under Trust Agreement dated February 15, 1973 and known as Trust Number 45450 and recorded on August 1, 1973 in the Office of the Recorder of Deeds of Cook County, Illinois, as Document Number 22434263, together with its undivided percentage interest in the Parcel (excepting from the Parcel all the property and space comprising all the units as defined and set forth in the declaration and survey) all in Cook County, Illinois.